



Garfield County Assessor's Office

109 8th Street, Suite 207, Glenwood Springs, CO 81601

(970) 945-9134

AGRICULTURAL LAND QUESTIONNAIRE

This questionnaire is used by the Garfield County Assessor's Office to determine whether property qualifies for agricultural classification for property tax purposes. Agricultural classification applies to land actively used for farming or ranching and ensures assessment based on productivity rather than market value.

Agricultural Use

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

Ranch means a parcel of land that is predominantly used for grazing livestock for the primary purposes of obtaining a monetary profit through a pasture-based operation. § 39-1-102(13.5), C.R.S.

Key Components:

- The **predominant use** of the land must be for producing agricultural products or livestock grazing.
- Agricultural products must be **grown in the soil** of the land.
- **Livestock** means domestic animals that are used for food, breeding, draft, or profit.
- The primary purpose of farming or ranching the land is to obtain a **monetary profit**.
- A **pasture-based operation** means a method of livestock management where pasture-grazed livestock have regular access to open pasture and derive a majority of their diet through grazing.

Proper classification affects property valuation and taxation. Eligible agricultural land is assessed based on its earning or productive capacity rather than market value. If the land is no longer used agriculturally, it will be reassessed at its current market value.

Next Steps

Please complete all applicable sections, including:

- Contact information
- Farm or ranch operations
- Water rights
- Property description

Information provided is used solely for assessment purposes.

For questions, contact:

Amber Knox

Ad Valorem Agricultural & Residential Appraiser

970-945-1377 Ext: 2495 | assessor.ag@garfieldcountyco.gov

Property Information

Owner Name:

Account Number(s):

Parcel Number(s)/Legal/Address:

Total Acres:

Phone Number:

Email:

Section 1 – Current Use of the Property

1.1 Are you planning to continue or begin an agricultural operation?

Yes – If yes, please complete the questions below.

No – Sign the questionnaire and return it to our office.

1.2 What is or will be your agricultural operation?

Farm - Land predominantly used to produce crops for profit (see definition on page 1).

→ **Do not complete section 3 (Ranch Operations)**

Ranch - Land predominantly used for pasture-based livestock grazing for profit (see definition on page 1).

→ **Do not complete section 2 (Farm Operations)**

Combination of Farm and Ranch – Land predominantly used for both crop production and livestock grazing as defined above.

→ **Complete All sections**

Section 2 – Farm Operations

2.1 Who operates the farming operation on this property?

I, the property owner, operate and manage the farming activity.

Another individual operates and manages the farming activity on this property.

→ Please provide a **copy of a valid lease agreement** for consideration of agricultural use.

2.2 Is the main (predominant) use of this property the production of agricultural products or crops (primary use overall)?

Yes

No - The predominant use of this property is residential, recreational, or otherwise non-agricultural.

2.3 What agricultural products or crops are produced on this property?

2.4 Are the agricultural products or crops grown directly in the ground (in the natural soil of this property)?

Yes

No – Crops are grown in pots, raised beds, hydroponic systems, greenhouses, or similar controlled environments.

2.5 Are the agricultural products or crops produced on this property primarily for the purpose of obtaining a monetary profit?

Yes

No – The agricultural products or crops are for personal use only.

Section 3 – Ranch Operations

3.1 Who operates the ranching operation on this property?

I, the property owner, operate and manage the ranching activity.

Another individual operates and manages the ranching activity on this property.

→ Please provide a **copy of a valid lease agreement** for consideration of agricultural use.

3.2 Is the main (predominant) use of this property livestock grazing (primary use overall)?

Yes

No

3.3 What type of livestock is being grazed on this property? *(Horses generally do not qualify as livestock unless they are used for breeding, profit, draft work, or as food.)*

3.4 What is the estimated number of livestock typically present and grazed on this property during the year?

3.5 What is the livestock being used for? *(e.g., food for personal consumption, sold as market livestock or meat, breeding, draft work, profit, recreation, or as pets.)*

3.6 Are the livestock grazed on this property primarily for the purpose of obtaining a monetary profit?

Yes

No – The livestock are for personal use only.

3.7 Do the livestock on this property have regular access to open pasture and obtain the majority of their diet through grazing?

Yes

No – The livestock do not have regular access to open pasture or do not obtain the majority of their diet through grazing.

Section 4 – Water Rights

4.1 Does this property have decreed water rights?

Yes – Please provide a copy of your water rights decree, certificate, or well permit *(if applicable)*.

No

4.2 Is the appropriated water used for agricultural purposes such as crop production or water for livestock?

Yes

No

Section 5 – Property Description

5.1 Are there any aggressive dogs or animals on this property that appraisers should be aware of during a site visit?

Yes – Please provide contact information on page 1.

No

5.2 Does this property contain a residential dwelling or house, or is it vacant land? *(Do not include camper trailers, RVs, or motorhomes.)*

Yes – Complete the questions below.

No – The property is vacant land and may include outbuildings. Please sign and return the questionnaire.

5.3 How many residential dwellings or houses are on this property?

Number of livable dwellings (including unoccupied dwellings):

Number of non-livable dwellings (due to condition):

5.4 Who occupies each livable residential dwelling or house on this property? Complete one row for each dwelling. If more than three dwellings exist, please continue the table below or attach a separate sheet.

Dwelling	Occupant Type	Regularly Participates in the Agricultural Operation	Relationship to Agricultural Participant (only if "No")
Main house	Owner / Caretaker / Renter / Family / Unoccupied / Other <i>(please specify)</i>	Yes / No	Spouse / Parent / Grandparent / Sibling / Child / No relation / Other <i>(please specify)</i>
Additional dwelling <i>(please describe - ADU, cabin, bunkhouse, older home)</i>	Owner / Caretaker / Renter / Family / Unoccupied / Other <i>(please specify)</i>	Yes / No	Spouse / Parent / Grandparent / Sibling / Child / No relation / Other <i>(please specify)</i>
Additional dwelling <i>(please describe - ADU, cabin, bunkhouse, older home)</i>	Owner / Caretaker / Renter / Family / Unoccupied / Other <i>(please specify)</i>	Yes / No	Spouse / Parent / Grandparent / Sibling / Child / No relation / Other <i>(please specify)</i>

Signature:

Date:

Printed Name:

Frequently Asked Questions (FAQ)

What is considered “livestock” and what does it mean?

Livestock means domestic animals that are used for food for human or animal consumption, breeding, draft, or profit.

What does “predominantly used” mean?

Predominantly used means the primary use of the parcel when considered as a whole is agricultural. For a farm, this means the land is primarily used to produce agricultural products derived from the land’s productivity. For a ranch, this means the land is primarily used for livestock grazing in a pasture-based operation. The agricultural use must be substantial and ongoing, rather than incidental, occasional, or secondary to another primary use. A garden, a few animals, occasional hay production, or limited grazing activity alone does not establish predominant agricultural use.

What is a “pasture-based operation”?

A pasture-based operation is a method of livestock management where pasture-grazed livestock have regular access to open pasture and derive a majority of their diet through grazing. Supplemental feed such as hay, grain, or other stored feed may be provided as needed, but must remain secondary to grazing. Operations where livestock are primarily confined or rely primarily on stored or purchased feed are generally not considered pasture-based. Occasional turnout on pasture alone does not establish a pasture-based operation.

Cattle, Goats, Sheep

I have cattle, goats, or sheep on my property - does that qualify? Possibly. The animals must be used for food, breeding, draft, or profit to be considered livestock. The property must be predominantly used for livestock grazing. The animals must have regular access to open pasture and derive a majority of their diet through grazing to be considered a pasture-based operation. The primary purpose of grazing the livestock must be to obtain a monetary profit.

There is no minimum herd size or grazing duration, provided the above criteria are met. Activities such as packing, hunting, herding, or recreational use may not qualify if the profit is derived from services rather than the livestock. Products such as soaps, butter, or lotions are considered processed goods and do not qualify for agricultural classification.

Horses, Llamas, and Alpacas

I have horses, llamas, or alpacas on my property - does that qualify? Generally, no. These animals are not considered livestock unless they are used for food, breeding, draft, or profit. To qualify, the property must be predominantly used for livestock grazing, and the animals must have regular access to open pasture. The majority of their diet must be derived from grazing in a pasture-based operation. The primary purpose must be to obtain a monetary profit.

Activities such as boarding, training, lessons, hunting, packing, herding, or recreational use may not qualify if the profit is derived from services rather than the livestock. Products such as yarn, blankets, clothing, or rugs are considered processed goods and do not qualify for agricultural land classification.

Chickens and Pigs

I have chickens or pigs - does that qualify? Possibly. Chickens and pigs must be considered livestock and used for food, breeding, draft, or profit. The property must be predominantly used for a pasture-based operation, which would include grazing or foraging depending on the species. The animals must have regular access to open pasture and derive a majority of their diet from pasture-based activity.

Supplemental feed such as grains or stored feed may be provided but must remain secondary. Operations where animals are primarily confined or rely on stored feed are not qualifying. Occasional access to outdoor areas does not establish a qualifying pasture-based operation. The primary purpose of having these animals must be to obtain a monetary profit.

Bees

I have bees - does that qualify? No. Bees are not considered domesticated or grazing livestock for agricultural land classification purposes. Bees forage for nectar and pollen rather than grazing on pasture and therefore do not qualify as grazing livestock.

4-H Livestock and Activities

My kids have 4-H livestock or activities - does that qualify? No. 4-H projects are not considered the property's predominant use. These animals are typically confined and dependent on supplemental feed, and are not generally part of a pasture-based operation. Occasional turnout alone does not establish agricultural land classification.

Gardens and Fruit Trees

I have a garden and fruit trees - does that qualify? Generally, no. These uses are not typically the predominant use of the property. The agricultural use must be substantial and ongoing rather than incidental or secondary to another use such as residential or recreational use.

Leasing My Property

I lease my property to someone else to farm or ranch - does that qualify? Possibly. A valid lease agreement must be in place to support agricultural land classification. Grazing or farming without a lease or other contractual agreement does not meet statutory requirements and cannot support agricultural land classification.

When Does Agricultural Land Classification Go Into Effect?

Agricultural land classification generally requires agricultural use for a three-year period. The property must have been used for agricultural purposes during the prior two years and must be currently used as a farm or ranch. Properties beginning agricultural use typically become eligible in the third year.

Importance of Water Rights

Properties with decreed water rights are not subject to the three-year agricultural use requirement when the water right is attached to the parcel and used to support a farm or ranch operation. In such cases, the property will be eligible for agricultural classification in the following year.

Why do the occupants of the house matter for agricultural land classification?

If the people living in the home are not integral to the agricultural operation (meaning they do not regularly conduct, supervise, or administer material aspects of the agricultural operation, or are not the spouse, parent, grandparent, sibling, or child of an individual who does), up to two acres of land under the residence must be classified and valued as residential land.

If the occupants are integral to the agricultural operation, all land including the land underlying the residence will be classified as agricultural land. § 39-1-102(1.6)(a)(I)(A) and (B), C.R.S.