



## **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 your property qualifies for agricultural land classification for property tax purposes. Agricultural classification recognizes land that is actively used for farming and/or ranching and ensures that it is assessed fairly based on its productive use rather than market value.

### **Understanding Agricultural Classification**

- **Farm:** Property used to produce crops or other agricultural products. The primary purpose of growing the products must be to generate a profit. The products must originate from the soil, and the full cycle of farming should be completed; planting, growing, harvesting, and selling.
- **Ranch:** Property used to graze livestock. The livestock must be used primarily to generate a profit. Livestock means domestic animals used for food for human or animal consumption, breeding, draft, or profit.

Proper classification affects property valuation and taxation. Land classified as agricultural is assessed based on its ability to generate an income from farming and/or ranching. If the land is no longer used for agricultural purposes, it will be reassessed at its current market value.

### **Purpose of This Questionnaire**

The information you provide will allow the Assessor's Office to:

- Determine whether your property meets the criteria for agricultural classification.
- Ensure accurate and fair property assessment.

### **Next Steps for Property Owners**

Please complete your contact information and the sections that apply to your property's use, including farm operations, ranch operations, water rights, and property description. All information submitted is used exclusively for assessment purposes.

### **For questions, contact:**

#### **Amber Knox**

Ad Valorem Agricultural & Residential Appraiser

970-945-1377 Ext: 2495 | Online Contact Form: [www.garfieldcountyco.gov/assessor/email/](http://www.garfieldcountyco.gov/assessor/email/)

## Property Information

Owner Name: \_\_\_\_\_

Account Number(s): \_\_\_\_\_

Parcel Number(s)/Legal/Address: \_\_\_\_\_

Total Acres: \_\_\_\_\_

Contact/Owner Phone Number: \_\_\_\_\_

Contact/Owner Email Address: \_\_\_\_\_

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## Section 1 – Current Use of the Property

### 1.1 Are you planning to continue or begin an agricultural endeavor?

Yes – If yes, please complete the questions below.

No – If no, please skip to page 3, sign the questionnaire, and return it to our office.

### 1.2 What is or will be your agricultural operation?

*(Definitions per C.R.S. § 39-1-102(1.6)(a)(I), (3.5), and (13.5))*

**Farm** - Land used to produce agricultural products that originate from the land's productivity for the primary purpose of obtaining a monetary profit.

→ Please complete **Section 2 - Farm Operations**.

**Ranch** - Land used for grazing livestock for the primary purpose of obtaining a monetary profit. Livestock means domestic animals used for food for human or animal consumption, breeding, draft, or profit.

→ Please complete **Section 3 - Ranch Operations**.

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

→ Please complete both **Section 2 and 3**.

## Section 2 – Farm Operations

### 2.1 Who operates the farming operation on this property?

I operate the farm

Someone else operates the farm - Please provide a copy of a valid lease agreement. Without a valid lease, the activity will be considered trespass and does not qualify as agricultural classification.

### 2.2 What agricultural products or crops are being produced on this property?

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### 2.3 Are the crops grown directly in the ground using the natural soil and conditions of your property?

Yes

No – They are grown in pots, raised beds, greenhouses, or other systems not dependent on the natural soil.

### 2.4 Do you complete the full farming cycle: planting, growing, harvesting, and selling the crops?

Yes

No

### 2.5 Is the primary purpose of producing the crops to generate a profit?

Yes

No – The crops are for personal use only.

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## Section 3 – Ranch Operations

### 3.1 Who operates the ranching operation on this property?

I operate the ranch

Someone else operates the ranch - Please provide a copy of a valid lease agreement. Without a valid lease, the activity will be considered trespass grazing and does not qualify as agricultural use for classification purposes.

### 3.2 What type of livestock is being grazed?

*(Note: Horses typically do not qualify as livestock unless used for food, breeding, profit, or draft work.)*

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### 3.3 Do the animals graze all or most of the property, or are they confined to corrals or pens?

They graze all or most of the property

They are confined to corrals or pens

### 3.4 Is the primary purpose of grazing the livestock to generate a profit?

Yes

No – The livestock are for personal use only.

## Section 4 – Water Rights

### 4.1 Does your property have decreed water rights?

Yes – Please provide a copy of your water rights certificate or well permit.

No

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

Yes

No

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## Section 5 – Property Description

### 5.1 Are there any aggressive dogs or animals on your property that we should be aware of if a site inspection is needed?

Yes

No

### 5.2 Is your property improved with residential house(s) or is it vacant/raw land?

Yes - Improved with residential house(s). Please complete the questions below.

No – Vacant/raw land may include outbuildings. Please sign and return the questionnaire.

### 5.3 How many habitable residences are on this property?

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### 5.4 Are there any uninhabitable residences on this property?

Yes – If yes, how many?

No

### 5.5 Who occupies each habitable residence?

*(For example: owner occupies larger main house; farm/ranch employees occupy older cabin; family; rented to non- employees; vacant.)*

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### 5.6 Do the occupants of each residence regularly conduct, supervise, or administer material aspects of the agricultural operation?

Yes

No - They do not participate in the agricultural operation.

### 5.7 If the occupants are family members, are they the spouse, parent, grandparent, sibling, or child of the individual?

Yes

No

Signature:

Date:

Printed Name:

## Frequently Asked Questions (FAQ)

### Cattle

Cattle **may qualify** as agricultural livestock when they are used for food for human or animal consumption, breeding, draft, or profit. There is no minimum herd size or minimum grazing duration. Grazing must reflect sound ranching practices and demonstrate active agricultural use of the land. Overgrazing or underutilization that damages the land or fails to show meaningful agricultural use may not support classification.

### Horses

Horses **do not generally qualify** as livestock unless income is derived directly from the animals themselves, such as in a legitimate breeding operation. Uses such as boarding, training, hunting, packing, or recreational riding do not qualify because income is derived from services rather than from the horse as an agricultural product.

### Chickens

Chickens, including free-range or pasture-raised operations producing eggs or meat, **do not qualify** for agricultural classification when the land itself is not used for qualifying grazing. Eggs are considered a byproduct of the animal, and chickens cannot sustain production through grazing or pasture alone. As a result, poultry operations do not meet the statutory requirements for agricultural ranch land.

### Pigs

Free-ranging pigs **do not qualify** for agricultural classification. Although pigs may root and forage, they cannot meet their nutritional requirements through pasture alone and require substantial supplemental feed. As such, pig operations do not demonstrate qualifying grazing use necessary to meet the statutory requirements for agricultural ranch land.

### Bees

Bees **do not qualify** as grazing or domesticated livestock under statute. Honey is considered a byproduct, and income derived from honey production does not meet the statutory definition of agricultural land used as a farm or ranch.

### Goats

Goats **may qualify** when used for food for human or animal consumption, breeding, draft, or profit. Products such as milk, cheese, soap, lotions, or other goods do not qualify, as income is not derived directly from the animal itself. Goats used for packing, hunting, or herding also do not qualify because income is derived from services.

### Llamas and Alpacas

Llamas and alpacas **may qualify** when used for food for human or animal consumption, breeding, draft, or profit. Fiber products such as yarn, clothing, rugs, or other processed goods do not qualify, as income is derived from manufactured byproducts rather than the animals themselves. Packing, hunting, and herding uses do not qualify because income is derived from services.

### 4-H Animals and Gardens

4-H animals and personal or educational gardens **do not qualify**, as these activities are generally considered hobby or educational uses rather than legitimate agricultural operations.

## Lease Agreements

A lease agreement **is required** to support the agricultural classification. Grazing or farming without a lease or other contractual agreement is considered trespass grazing or use. Trespass grazing or use does not meet statutory requirements and cannot support agricultural land classification.

## When Does the Agricultural Classification Go into Effect?

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

## Residential Occupants and Agricultural Use

### Why does the occupant of a residence matter for agricultural classification?

If the occupants of a residential improvement are **not integral** to the agricultural operation, up to two acres must be reclassified and valued as residential land. If the occupants are deemed **integral** to the agricultural operation, the land may remain classified and valued as agricultural.