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www.BoulderCountyAssessor.org



Dear Property Owner:

The Assessor’s office is requesting your cooperation to comply with legal requirements for the reappraisal of agricultural property. Agricultural land is valued by the income approach based on the earning capability of the land, pursuant to 39-1-103(5)(a), C.R.S. Statutory provisions 39-1-102(3.5) and (13.5), C.R.S. provide that the use of land for monetary profit from agricultural activities is the determinative factor in the classification of land as ‘agricultural land’ for property valuation. To determine if your land is currently being used in an agricultural endeavor, for monetary profit, the following information is requested and may be considered in determining the current agricultural use:

USE:

If your land is no longer used as an agricultural operation with the sole purpose of a monetary profit, it will be classified appropriately and valued based on the applicable approaches to value and methodology that will reflect a current market value.

Was the land being used as a ranch or farm on January 1, 2024?	YES / NO
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If the property is no longer being used as an agricultural endeavor, it will be reclassified accordingly. If the property is still being used agriculturally, please provide the requested information, on the pages that follow, to ensure that we can complete a thorough review and accurately classify the property. Data requested is for water rights, long-term tenants, animal boarding, farming operations, and/or ranching operations; only complete the pertinent section(s) for your property. The requested expense data is required for any properties that provide data in the long-term tenant, animal boarding, farming operations or ranching operations sections. Submitted information must be from the July 1, 2022 through June 30, 2024 time period.

DECREED WATER RIGHTS:

Pursuant to 39-1-102(1.6)(a)(IV), C.R.S., to qualify for an agricultural classification due to the ownership of decreed water rights or a final permit for appropriated groundwater, please answer the following questions and provide the appropriate data:

Was there a decreed right to appropriated water granted in accordance with article 92 of title 37, C.R.S.? (Please provide appropriate documentation)	YES / NO
Is there a final permit to appropriated ground water granted in accordance with article 90 of title 37, C.R.S.? (Please provide appropriate documentation)	YES / NO

LONG-TERM TENANT INCOME:

If the property is rented or leased to facilitate the agricultural use, for a period exceeding 12 months, please complete the following. You may submit the most recent rent roll or summary operating statement in lieu of completing the form if it contains the information requested below.

Item	Area
Total Rentable Area - Please attach a copy of the lease with the appropriate unit measure (i.e. price per acre, price per land square foot, price per building square foot).	
If a portion of the property is owner-occupied, what is that amount with the appropriate unit measure (i.e. price per acre, price per land square foot, price per building square foot).	

Item	Rent Per Year		
	2021	2022	2023
If the leased area was fully occupied in 2021, 2022, and 2023 and rent was collected for the twelve-month period in any calendar year, the rental income would have been how much annually? (Do not include rent for owner-occupied areas)			
What was the actual rental income received from tenants from January 1 through December 31 for the calendar years 2021, 2022, and 2023, reported individually?			

ANIMAL BOARDING:

If the property contains animal boarding, please complete the following. You may submit the most recent rent roll or summary operating statement in lieu of completing the form, if it contains the information requested below.

Number of stalls, kennels, boarding quarters	
What is the current boarding rental rate per day, month, or year? (please specify)	\$
Does the reported rate include feed?	
If there is an additional charge for feeding, what is that amount?	\$
If feed is provided, what is the primary type and source?	
What was the gross annual boarding income in 2021?	\$
What was the gross annual boarding income in 2022?	\$
What was the gross annual boarding income in 2023?	\$
Was there any additional income from training, veterinary, or exercising endeavors?	\$
Any other boarding related income? (Please explain and specify)	\$

FARM:

If the property contains farm operations, please complete the following. You may submit profit and loss statements or a summary operating statement in lieu of completing the form, if they contain the information requested below.

Item	Year		
	2021	2022	2023
What % of the property was used for farming in calendar years 2021, 2022, and 2023?			
Did the property have a residence during calendar years 2021, 2022, and 2023?	YES / NO	YES / NO	YES / NO
Was the residence occupied by the farmer in calendar years 2021, 2022, and 2023?	YES / NO	YES / NO	YES / NO
What crops were being cultivated for calendar years 2021, 2022, and 2023?			
How many acres were planted for each harvested type for calendar years 2021, 2022, and 2023? (Please report on an annual basis for each year)			
What quantity of the harvest was sold for calendar years 2021, 2022, and 2023?			
What quantity of the harvest was used by the owner for calendar years 2021, 2022, and 2023?			
If the owner used a portion of the harvest, what was it used for in calendar years 2021, 2022, and 2023?			

Item	Gross Annual Income		
	2021	2022	2023
What was the gross income from the harvested product that was sold for calendar years 2021, 2022, and 2023? (Please report on an annual basis and provide supporting documentation)			
If part of the harvest was retained by the owner, what would the annual gross income for the owner-harvested portion have been for calendar years 2021, 2022, and 2023?			

RANCH:

If the property contains ranch operations, please complete the following. You may submit profit and loss statements or a summary operating statement in lieu of completing the form if they contain the information requested below.

Item	Year		
	2021	2022	2023
What % of the property was used for ranching in calendar years 2021, 2022 and 2023?			
Did the property have a residence during calendar years 2021, 2022, and 2023?	YES / NO	YES / NO	YES / NO
Was the residence occupied by the rancher in calendar years 2021, 2022, and 2023? If not, please provide lease/occupancy details.	YES / NO	YES / NO	YES / NO
What livestock were being grazed during calendar years 2021, 2022, and 2023? Please describe each year			
What was the number of livestock being grazed during calendar years 2021, 2022 and 2023?			
Was the livestock owned by the property owner?	YES / NO	YES / NO	YES / NO
If the livestock was not owned by the property owner, who was the owner each year?			
How many months of the year were the livestock grazed in each year for calendar years 2021, 2022, and 2023?			
What was the gross income attained through the sale or use of the livestock for human consumption, breeding, or draft on an annual basis, for calendar years 2021, 2022, and 2023? (Please provide supporting documentation)	\$	\$	\$
If the owner used a portion of the livestock for the above reasons, what would the gross income have been if it was sold?	\$	\$	\$

Agricultural valuation is based on a capitalization rate applied to a net operating income (NOI). To develop the appropriate net operating income, appropriate expenses must be deducted from the rental income. Please provide the following expense data.

ANNUAL OPERATING EXPENSES (Indicate the amount and who pays the expense if the property is tenant occupied)

Expense Item	Paid By (X)			Amount Paid Per Year		
	Owner	Tenant	Shared	2021	2022	2023
Water/Sewer						
Gas/Electric						
Property Insurance						
Interior maintenance (barns, stalls, sheds, etc.)						
Exterior maintenance (fencing, etc.)						
Management/administrative (professional fees, etc.)						
Real estate property taxes						
Other						
Total Operating Expenses						

Let us know if you have any questions. Thank you in advance.

Sincerely,



Boulder County Assessor

**Please fill out the attached questionnaire and return it by mail
or Email: Assessor@bouldercounty.org**

Boulder County Assessor's Office
PO Box 471
Boulder, CO 80306