



Assessor's Office
221 N. Wisconsin St., Suite A
Gunnison, CO 81230
(970) 641-1085

A Gunnison County Agriculture Use Questionnaire is required for all agricultural properties. In order to classify any property as agricultural, documentation that proves the property is being used in an agricultural endeavor must be supplied to the Assessor's office.

Legislation regarding residences on agricultural property (House Bill 11-1146) went into effect in 2012. This bill states that any residences on agricultural property must be integral to an agricultural operation for the purpose of determining whether two acres or less associated with the residence satisfies the definition of agricultural land for property tax purposes. In short, if the occupants of a house are not integrally involved in the agriculture operation, up to two acres of land surrounding the residence may be given a market value. The remainder of the land will still be valued agriculturally.

Return a completed questionnaire and documentation proving agricultural use to the Assessor's office at the address above. All personal financial and business information you provide to the Gunnison County Assessor's office is confidential and is not shared with other county departments or the public.

Call the Gunnison County Assessor's office with any questions you may have: 970-641-1085

DOCUMENTS WHICH DEMONSTRATE AGRICULTURAL USE INCLUDE:

- **Grazing lease agreement**
- **1040 F or equivalent IRS form**
- **Sales invoices of agricultural products or livestock**
- **Financial statements**
- **Brand Inspection Certificates**

DEFINITIONS:

"Agricultural land" means a parcel of land, whether located in an incorporated or unincorporated area and regardless of the uses for which such land is zoned, that was used the previous two years and presently is used as a farm or ranch, as defined in subsection (3.5) and (13.5) of this section or that is in the process of being restored through conservation practices. Such land must have been classified or eligible for classification as "agricultural land", consistent with this subsection (1.6), during the ten years preceding the year of assessment. Such land must continue to have actual agricultural use. "Agricultural land" under this subparagraph (I) shall not include two acres or less of land on which a residential improvement is located unless the improvement is integral to an agricultural operation conducted on such land. "Agricultural land" also includes the land underlying other improvements if such improvements are an integral part of the farm or ranch and if such other improvements and the land area dedicated to such other improvements are typically used as an ancillary part of the operation. The use of a portion of such land for hunting, fishing, or other wildlife purposes, for monetary profit or otherwise, shall not affect the classification of agricultural land. § 39-1-102(1.6)(a)(I)(A), C.R.S.

"Integral to an agricultural operation" means for purposes of subparagraph (A) of this subparagraph (I) if an individual occupying the residential improvement either regularly conducts, supervises, or administers material aspects of the agricultural operation or is the spouse, or a parent, grandparent, sibling, or child of the individual. § 39-1-102(1.6)(a)(I)(B), C.R.S.

"Farm" means a parcel of land which is 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 which is used for grazing livestock for the primary purpose of obtaining a monetary profit. For the purpose of this subsection (13.5), "livestock" means domestic animals which are used for food for human or animal consumption, breeding, draft, or profit. § 39-1-102(13.5), C.R.S.

"Actual value determined - when" Once any property is classified for property tax purposes, it shall remain so classified until such time as its actual use changes or the assessor discovers that the classification is erroneous. The property owner shall endeavor to comply with the reasonable requests of the assessor to supply information which cannot be ascertained independently but which is necessary to determine actual use and properly classify the property when the assessor has evidence that there has been a change in the use of the property. Failure to supply such information shall not be the sole reason for reclassifying the property. Any such request for such information shall be accompanied by a notice that states that failure on the part of the property owner to supply such information will not be used as the sole reason for reclassifying the property in question. § 39-1-103(5)(c), C.R.S.

GUNNISON COUNTY AGRICULTURAL USE QUESTIONNAIRE

Owner: _____

Account #:	Parcel #:
Legal Description:	

The answers to the following questionnaire are completely confidential, and gives the agricultural community direct involvement with establishing fair and accurate local data with which to value your agricultural properties. Please take the time to fill out the questionnaire as completely as possible and return it to the Gunnison County Assessor's Office
Thank you -

For the year: _____

1. Was the property listed above used in an agricultural endeavor in 2017?

Yes _____ No _____ Uncertain _____

If your answer is no, there is no need to fill out the rest of the survey.

2. What percent of the property was used for:

Livestock _____ Hay Production _____

Other _____ (Please explain) _____

3. Do you lease your property to a ranching operator?

I. **Yes** – property is leased _____

Name of Lessee _____

Address _____

Phone Number _____

Submit copy of current lease with this questionnaire.

II. **No** – agricultural operation is owner operated _____

Submit copy of IRS Form 1040 F or other proof of current ag use with this questionnaire.

4. If your property was being used as a ranch:

a. What type of livestock is grazed on your property: _____

b. How many head: _____

c. Use of livestock: _____

d. How many acres of this property is used for grazing livestock: _____

e. Which months of the year do you use your property for grazing? _____

5. What crops were cultivated?

Alfalfa: Acres planted _____ Acres harvested _____ Ton per acre _____

Grass Hay: Acres planted _____ Acres harvested _____ Ton per acre _____

Meadow Hay: Acres planted _____ Acres harvested _____ Ton per acre _____

Pasture Grass: Acres planted _____ Acres harvested _____

6. Does this property have irrigation water rights? *Yes or No*

a. Decreed water right? *Yes or No* # of feet _____

b. Decreed shares? *Yes or No* # of shares _____

c. Source of irrigation water _____

d. Source of stock water _____

e. What is the approximate cost per acre for water/irrigation maintenance? _____

7. Is the property fenced? *Fully or Partially or None*

a. What type of fencing? _____

b. Approximate annual cost to maintain: _____

8. Do you sell your hay? *Yes or No*

a. What price per ton do you sell your alfalfa hay _____?

b. What price per ton do you sell your grass hay _____?

c. Do you use your hay and crops for your own operations? *Yes or No*

d. If you do not sell your hay, what value per ton would you put on it _____?

This portion of the questionnaire relates to House Bill 11-1146.

How many residences are on the property? _____

Please fill out the following questions for each residence on the property:

1. Who occupies the residence?

a. Owner	<input type="checkbox"/>	Full-time	<input type="checkbox"/>	or part-time	<input type="checkbox"/>	?
b. Owner's family	<input type="checkbox"/>	Full-time	<input type="checkbox"/>	or part-time	<input type="checkbox"/>	?
c. Tenant	<input type="checkbox"/>	Full-time	<input type="checkbox"/>	or part-time	<input type="checkbox"/>	?
d. Employees	<input type="checkbox"/>	Full-time	<input type="checkbox"/>	or part-time	<input type="checkbox"/>	?
e. Guests	<input type="checkbox"/>	Full-time	<input type="checkbox"/>	or part-time	<input type="checkbox"/>	?
f. Not occupied	<input type="checkbox"/>					
g. Uninhabitable	<input type="checkbox"/>					

2. Does the occupant of the residence regularly participate in the agricultural endeavor? *Yes or No*

If yes, describe activities: _____

Additional comments: _____

Name of person completing questionnaire: _____

Signature: _____

Phone Number: _____