



Agricultural Status Tax Savings for Sidney Peak Ranch Sites

LOT 31 Account Number R8165386 PIN 212800031

	Sidney Peak Ranch Lot 31 (Vacant) WITH agricultural status		Sidney Peak Ranch Lot 31 (Vacant) WITHOUT agricultural status
Actual Value per Assessor	\$43,610 (current market value = \$1,000,000)		Market value = \$1,000,000
Assessed Value per Assessor	\$10,360		290,000
Taxes	\$523.56 (2007 actual taxes paid)		\$14,660
Property Taxes	\$523.56		

LOT 3 Account Number R8165358 PIN 212800003

	Sidney Peak Ranch Lot 3 (Ag w/ Residence) WITH agricultural status		Sidney Peak Ranch Lot 3 (Single Family) WITHOUT agricultural status
Actual Value per Assessor	\$1,020,160 (Land \$1,460 + \$1,018,700 Improvements)		\$1,000,000 land + \$1,018,700 improvements
Assessed Value per Assessor	\$129,720 (\$420 Land + \$129,300 Improvements)		\$160,690
Taxes	\$6,555.80 (2007 actual taxes paid)		\$8,120
Property Taxes	\$6,555.80		

HOW DOES IT WORK? Agricultural land within the State of Colorado and Routt County is taxed differently than vacant land, because agricultural land is valued based upon its productivity rather than its market value. In order to be considered agricultural land, the property must meet strict requirements. In the case of Sidney Peak Ranch, cattle grazing and hay operations are conducted by the Sidney Peak Ranch Owners Association and its lessees on the approximately 1200 acres of conservation easement property, meeting the guidelines to be considered agricultural property.

NOTE: Information was obtained from public sources and is believed to be accurate to the best of our knowledge.