

Ouray County

Agricultural Land Valuation

2023-2024

Susie Mayfield, Assessor



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**2023-2024 OURAY COUNTY
AGRICULTURAL LAND ABSTRACT AND PARCEL COUNT**

LAND TYPE	SUBCLASS	COUNTY SUBCLASS CODE	SUBCLASS VALUE PER ACRE	NO. OF ACRES	TOTAL VALUE	ASSESSED VALUE
IRRIGATED* (Separated for tracking purposes)	4117	441072	\$0.00	0.00	\$0	\$0
		441073	\$709.86	183.95	\$130,579	\$34,470
		441074	\$0.00	0.00	\$0	\$0
		SUBTOTAL			183.95	\$130,579
IRRIGATED	4117	441172	\$646.75	2,716.96	\$1,757,194	\$463,900
		441173	\$457.40	7,369.45	\$3,370,786	\$889,890
		441174	\$268.05	755.07	\$202,397	\$53,430
		SUBTOTAL			10,841.48	\$5,330,377
MEADOW HAY	4137	441373	\$313.32	1,908.06	\$597,833	\$157,830
		441374	\$221.73	1,641.06	\$363,872	\$96,060
		441376	\$130.14	1,221.15	\$158,920	\$41,960
		441377	\$38.56	100.00	\$3,856	\$1,020
		SUBTOTAL			4,870.27	\$1,124,482
GRAZING	4147	441471	\$74.23	10,989.44	\$815,746	\$215,360
		441472	\$56.65	8,655.64	\$490,342	\$129,450
		441473	\$44.92	48,723.55	\$2,188,662	\$577,810
		441474	\$30.27	15,871.48	\$480,430	\$126,830
		441475	\$21.48	25,234.51	\$542,037	\$143,100
		441476	\$11.43	5,170.63	\$59,100	\$15,600
		SUBTOTAL			114,645.25	\$4,576,317
WASTE	4167	441671	\$8.29	1,408.50	\$11,676	\$3,080
FOREST	4177	441771	\$11.43	157.97	\$1,806	\$480
TOTAL				132,107.41	\$ 11,175,237	\$ 2,950,260

Irrigated* - Ouray County has separated out its sprinkler irrigated acreage for tracking purposes only. Based upon data from local producers, Ouray County is reflecting a higher yield from the sprinkler irrigated land. Based upon weighted averages, the higher production results in a higher price per acre. Because sprinkler irrigated information is sparse and the overall acreage represents less than 1% of the County's overall agricultural acreage, the associated 183.950 acres is abstracted as flood "irrigated."

2023-2024 OURAY COUNTY AGRICULTURAL COMMODITY PRICES AND EXPENSES

Commodity prices and expenses supplied by the Division of Property Taxation.

COMMODITY PRICES: ALL HAY: \$186.00 /TON

AUM RENTAL RATES AND AGRICULTURAL EXPENSES:

IRRIGATED LAND:

Alfalfa seed expense (per acre):	\$14.27
Landlord baling expense (per ton):	\$10.95
Fence expense (per acre):	\$3.99
Water expense:	\$17.46

MEADOW HAY LAND:

AUM rental rate:	\$19.05
Water expense:	\$14.81
Fence expense (per acre):	\$3.99

GRAZE LAND:

AUM rental rate:	\$19.05
Fence and water expense (per acre):	\$1.78

LOCALLY RESEARCHED EXPENSES FOR IRRIGATED LAND:

Water:	\$17.46
Fertilizer (Landlord cost 50% of total):	\$15.27
Chemicals (Landlord cost 50% of total):	\$4.43

2023 - 2024 OURAY COUNTY AGRICULTURAL LAND LOCAL EXPENSES

WATER:

The estimated irrigation water expense is based on responses from local ranchers. According to their input, most do not incur an annual water expense other than ditch association fees, maintenance of systems and operating costs including electricity for pumping. Consideration also was given to input from ranchers who purchased additional water on an as-needed basis and were able to provide actual water costs per acre.

2012	\$14.87
2013	\$15.45
2014	\$15.45
2015	\$24.25
2016	\$24.25

2017	\$21.80
2018	\$21.80
2019	\$11.00
2020	\$12.84
2021	\$12.84

10-year average water cost:

\$17.46

FERTILIZER:

For hay production, fertilizing occurs every other year.

2012	\$36.00
2013	\$36.00
2014	\$36.00
2015	\$32.00
2016	\$32.00

2017	\$31.00
2018	\$31.00
2019	\$22.00
2020	\$24.65
2021	\$24.65

10-year average fertilizer cost:

\$30.53

Irrigated landlord share (50%)

\$15.27

CHEMICALS:

Spot versus area treatment is conducted.

2012	\$9.00
2013	\$7.02
2014	\$7.18
2015	\$8.50
2016	\$8.50

2017	\$10.00
2018	\$10.00
2019	\$2.00
2020	\$13.18
2021	\$13.18

10-year average chemical cost:

\$8.86

Irrigated landlord share (50%)

\$4.43

**2023-2024 OURAY COUNTY
IRRIGATED LAND (HAY) VALUES BY CLASS**

TYPE	<u>Irrigated</u>			
	IV C	IV B	IV C	IV E
COUNTY CLASS	441073	441172	441173	441174
YIELD IN TONS	1.8	1.7	1.4	1.1
GROSS INCOME	\$167.40	\$158.10	\$130.20	\$102.30
EXPENSES:				
WATER [100%]	\$17.46	\$17.46	\$17.46	\$17.46
FERTILIZER [50%]	\$15.27	\$15.27	\$15.27	\$15.27
CHEMICALS [50%]	\$4.43	\$4.43	\$4.43	\$4.43
BALING [100%]	\$19.71	\$18.62	\$15.33	\$12.05
SEED [100%]	\$14.27	\$14.27	\$14.27	\$14.27
FENCE [100%]	\$3.99	\$3.99	\$3.99	\$3.99
TOTAL EXPENSES	\$75.12	\$74.02	\$70.74	\$67.45
NET INCOME	\$92.28	\$84.08	\$59.46	\$34.85
ACTUAL VALUE (PER ACRE)	\$709.86	\$646.75	\$457.40	\$268.05

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**2023-2024 OURAY COUNTY
MEADOW HAY AND DRY GRAZE LAND VALUATIONS**

MEADOW HAY LAND

TYPE	V D	V E	V F	V G
CLASS	441373	441374	441376	441377
TONS PER ACRE	1.25	1	0.75	0.5
POUNDS OF DRY FORAGE	2500	2000	1500	1000
ACRES PER AUM	0.32	0.40	0.53	0.8
AUM'S PER ACRE	3.13	2.5	1.88	1.25
AUM RENTAL RATE	\$19.05	\$19.05	\$19.05	\$19.05
GROSS INCOME	\$59.53	\$47.63	\$35.72	\$23.81
WATER EXPENSE	\$14.81	\$14.81	\$14.81	\$14.81
FENCE EXPENSE	\$3.99	\$3.99	\$3.99	\$3.99
TOTAL EXPENSE	\$18.80	\$18.80	\$18.80	\$18.80
NET INCOME	\$40.73	\$28.83	\$16.92	\$5.01
ACTUAL VALUE (PER ACRE)	\$313.32	\$221.73	\$130.14	\$38.56

DRY GRAZE LAND

TYPE	VI B	VI C	VI D	VII A	VII B	VII D	WASTE VIII	FOREST LAND
CLASS	441471	441472	441473	441474	441475	441476	441671	441771
ACRES PER AU	20	25	30	40	50	70	80	70
ACRES PER AUM	1.67	2.08	2.50	3.33	4.17	5.83	6.67	5.83
AUM'S PER ACRE	0.60	0.48	0.40	0.30	0.24	0.17	0.15	0.17
POUNDS OF DRY FORAGE	720	576	480	360	288	206	180	206
AUM RENTAL RATE	\$19.05	\$19.05	\$19.05	\$19.05	\$19.05	\$19.05	\$19.05	\$19.05
GROSS INCOME	\$11.43	\$9.14	\$7.62	\$5.72	\$4.57	\$3.27	\$2.86	\$3.27
FENCE & WATER EXPENSE	\$1.78	\$1.78	\$1.78	\$1.78	\$1.78	\$1.78	\$1.78	\$1.78
NET INCOME	\$9.65	\$7.36	\$5.84	\$3.94	\$2.79	\$1.49	\$1.08	\$1.49
ACTUAL VALUE PER ACRE	\$74.23	\$56.65	\$44.92	\$30.27	\$21.48	\$11.43	\$8.29	\$11.43

Colorado Agricultural Statistics Service (CASS) for Ouray County

DATA GATHERED FROM THE COLORADO AGRICULTURAL PUBLISHED STATISTICS FOR 2012-2021

Note: CASS reporting changed in 2007 and only reflects harvested acres and tons produced for "all hay", "alfalfa", and "other" hay. Figures reported in Colorado Agricultural Statistics book vary from the CASS reported 10 year average for 2012 through 2021. CASS no longer reports to the County level and therefore reliance was placed on locally sourced questionnaires to Ouray County producers. The source is average tons per acre from questionnaires sent to local farm/ranches with respondents of hay yield. A compilation of the questionnaires is presented on page 9. The CASS 10 year average was used to calculate the County/CASS percentage.

"Other" HAY

FOR THE TAX YEARS 2023 - 2024

YEAR	TOTAL PLANTED ACRES	IRR. PLANTED ACRES	CASS HARVEST ACRES	CASS YIELD TONS/ACRES	CASS PRODUCTION TONS	ADJUSTED YIELD TONS/ACRES
2012	n/a	n/a	710	1.30	923	1.30
2013	n/a	n/a	660	1.60	1,056	1.60
2014	n/a	n/a	600	1.75	1,050	1.75
2015	n/a	n/a	750	1.90	1,425	1.90
2016	n/a	n/a	700	1.70	1,190	1.70
2017	n/a	n/a	720	1.80	1,296	1.80
2018	n/a	n/a	690	1.65	1,139	1.65
2019	n/a	n/a	730	1.85	1,351	1.85
2020	n/a	n/a	680	1.35	918	1.35
2021	n/a	n/a	700	1.95	1,365	1.95

Ten Year Average Yield in Tons per Acre

1.69

CASS AVERAGE: HAY IRRIGATED: 1.69 TONS

OURAY COUNTY / CASS WEIGHTED AVERAGE YIELD COMPARISONS

OURAY COUNTY	ACTUAL WEIGHTED AVERAGE YIELD	2012-2021 TEN YEAR AVERAGE YIELD	COUNTY/CASS PERCENTAGE
IRRIGATED HAY (TON):	1.46	1.69	86.6%

OURAY COUNTY ACTUAL COUNTY-WIDE YIELD AVERAGE

IRRIGATED LAND: HAY

TYPE	CLASS	YIELD	ACRES	PRODUCTION
IRR IV *	441072/73	1.8	184	331
IRR IV B	441172	1.7	2696	4583
IRR IV C	441173	1.4	7693	10770
IRR IV E	441174	1.1	707	778
TOTALS			11280	16462

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Ouray County Weighted Average Yield: 1.46

2023-2024 OURAY COUNTY AGRICULTURAL OUTBUILDINGS

County Inventory Process	Prior assessment records, site visits, new construction permits and aerial photography
Cost Service	Marshall & Swift; Section 17 as of June 2022
Regional and Local Multiplier	Marshall & Swift; Section 99 Page 3 (Western region) as of June 2022; Section 99 Page 7 (Montrose County) as of June 2022
Height and Perimeter Multipliers	Marshall & Swift; Section 17 Page 60 as of June 2022
Depreciation Tables	Marshall & Swift; Section 97 as of June 2022 for XFOB Depr 00

QUESTIONNAIRE COMPILATION

NOTE: 389 QUESTIONNAIRES MAILED DECEMBER, 2021. OF THESE, 73 RESPONDED AS FOLLOWS...

ACCOUNT	YIELD	IRR Water	IRR Fertilizer	IRR Pesticide & Herbicide
	TONS PER ACRE	WATER PER ACRE	FERTILIZER PER ACRE	PESTICIDE & HERBICIDE PER ACRE
R003462	0	\$0.00	\$0.00	\$0.00
R005018	1	\$0.00	\$0.00	\$0.00
R004104, R004105, I	3	\$42.00	\$45.00	\$0.00
R003534	0	\$0.00	\$0.00	\$0.00
R001447	0	\$0.00	\$150.00	\$75.00
R002635	0	\$0.00	\$0.00	\$0.00
R000428, R004996	2	\$5.74	\$17.17	\$9.74
R003319	0.8	\$0.00	\$0.00	\$0.00
R003239, R003372, I	2	\$5.74	\$18.17	\$9.74
R006320	0	\$0.00	\$0.00	\$0.00
R003223	2.5	\$0.00	\$0.00	\$0.00
R003361	3	\$47.00	\$0.00	\$0.00
R003473	0	\$47.00	\$0.00	\$0.00
R004904, R006639	2	\$20.00	\$110.00	\$0.00
R004903	0	\$75.00	\$0.00	\$30.00
R004096	4.5	\$65.00	\$120.00	\$10.00
R000180, R000245, I	2.18	\$5.10	\$56.00	\$0.55
R000442	0.26	\$0.00	\$100.00	\$150.00
R000184	0	\$0.00	\$0.00	\$0.00
R000359, R000425, I	1.84	\$0.00	\$110.00	\$2.85
R003262	2	\$0.00	\$100.00	\$0.00
R000446, R003341, I	2	\$5.74	\$18.17	\$9.74
R003392	0	\$0.00	\$0.00	\$0.00
R003272	0	\$0.00	\$0.00	\$0.00
R000447	2	\$7.50	\$90.00	\$50.00
R001226, R001268, I	0.55	\$8.33	\$0.00	\$0.00
R003461	2.25	\$0.00	\$0.00	\$0.00
R003465	0	\$25.00	\$20.00	\$0.00
R003508, R003511, I	2	\$25.00	\$35.00	\$0.00
R003174	0	\$0.00	\$0.00	\$0.00
R003196, R004992	0	\$0.00	\$0.00	\$0.00
R004991	0	\$0.00	\$0.00	\$0.00
R002365, R005017	1	\$0.00	\$0.00	\$400.00
R001534, R003498, I	0	\$0.00	\$0.00	\$0.00
R005374, R005375	1	\$2.00	\$0.00	\$0.00
R006634	0	\$0.00	\$0.00	\$0.00
R003303, R003526	0	\$10.00	\$0.00	\$15.00
R006129	2	\$30.00	\$50.00	\$0.00

R003220	0	\$0.00	\$0.00	\$0.00
R002496, R004074, I	3	\$45.00	\$120.00	\$0.00
R003267, R004838	0	\$0.00	\$0.00	\$4.00
R002647, R003627, I	1.15	\$0.00	\$0.00	\$0.00
R003573	0.17	\$63.00	\$26.00	\$0.00
R003242	0	\$85.00	\$0.00	\$0.00
R001192, R003203, I	0.65	\$0.00	\$0.00	\$0.00
R004845, R004846	0	\$20.00	\$0.00	\$0.00
R000418, R000419, I	0	\$0.00	\$0.00	\$0.00
R000379, R002479	2	\$5.74	\$18.17	\$9.74
R000185, R001216, I	0	\$0.00	\$0.00	\$110.00
R004914	1	\$0.00	\$0.00	\$0.00
R006431	3	\$0.00	\$0.00	\$0.00
R006495	6	\$7.00	\$60.00	\$0.00
R001223, R001224, I	2.5	\$8.00	\$56.00	\$0.00
R003273	0	\$2.04	\$0.00	\$0.00
R003349	2.5	\$0.00	\$0.00	\$0.00
R004208	0	\$0.00	\$0.00	\$0.00
R001390	0	\$0.00	\$0.00	\$0.00
R003533	1.5	\$30.00	\$120.00	\$10.00
R004129	0	\$0.00	\$0.00	\$0.00
R004100, R006262	2	\$14.00	\$50.00	\$5.00
R003668, R006591	0.45	\$0.00	\$0.00	\$0.00
R006270	0	\$22.00	\$0.00	\$0.00
R004243	0.25	\$0.00	\$20.00	\$0.00
R004134	3	\$10.00	\$70.00	\$8.00
R001940, R003505, I	0	\$3.42	\$9.75	\$10.00
R003546	0	\$120.00	\$0.00	\$0.00
R000464	2.5	\$0.00	\$0.00	\$0.00
R002341, R002349, I	2	\$5.74	\$18.17	\$5.74
R002522, R003394, I	1.9	\$13.16	\$56.00	\$0.55
R003487	2	\$0.00	\$0.00	\$17.85
R001254	2	\$0.00	\$43.00	\$0.00
R001615	0	\$0.00	\$0.00	\$0.00
R003517	1	\$57.00	\$93.00	\$19.00

MEDIAN	0.65	\$0.00	\$0.00	\$0.00
AVERAGE	1.10	\$12.84	\$24.65	\$13.18
MEDIAN (ADJUSTED FOR USE EVERY OTHER YEAR)			\$0.00	