

Greenwood Village
Llamas

2075-17-2-01-057 &, 058
2075-17-2-10-001
2075-17-2- 13-001

These four parcels are located in Greenwood Village just east of the intersection of S.Holly and E Bellevue approximately two miles west of Interstate-25. This neighborhood is made up of primarily custom built homes.

The first parcels property owner claims to:

- 1) Rent Llamas out for packing trips
- 2) Use the males for stud purposes
- 3) Provide fiber for clothing or other items
- 4) Sell the animals for their abilities to purchasers

He has four to five animals. He believes these facts qualify him for agricultural classification. At the CBOE hearing it was determined that he failed to prove his “intent for a monetary profit.”

The other three parcels involved, are leased to him for (ten) \$10.00/year for his animals. These property owners are classified as residential and are requesting the agricultural classification as well because the animals roam around on their land.

This neighborhood is a high end; desirable area with land values approximately \$600,000.00/acre.

The following chart shows the difference between agriculture value verses the market value of these properties.

The tax revenue with the agricultural classification on the land would be approx. \$2.26	
The revenue from market classification on the land would be approx.	<u>\$26,252.94</u>
The resulting loss of revenue would be approximately	\$26,250.00

GREENWOOD VILLAGE
2075-17-2-01-057 Myers- Vacant Land

	ACREAGE	ACTUAL VALUE	ASSESSED VALUE	TAX
AG LAND	2.38	\$24.00	\$6.96	\$0.57
MARKET				
LAND	2.38	\$642,600.00	\$186,354.00	\$15,307.36
DIFFERENCE		\$642,576.00	\$186,347.00	\$15,306.79

Mill levy 0.082143
2075-17-2-01-058 Botts-Residential Land

	ACREAGE	ACTUAL VALUE	ASSESSED VALUE	TAX
AG LAND	2.38	\$24.00	\$6.96	\$0.57
MARKET				
LAND	2.38	\$428,400.00	\$34,100.00	\$2,801.00
DIFFERENCE		\$428,376.00	\$34,093.00	\$2,800.43

2075-17-2-10-001 Botts-Residential Land

	ACREAGE	ACTUAL VALUE	ASSESSED VALUE	TAX
AG LAND	2.27	\$23.00	\$6.67	\$0.55
MARKET				
LAND	2.27	\$510,750.00	\$40,656.00	\$3,339.58
DIFFERENCE		\$510,727.00	\$40,649.33	\$3,339.03

2075-17-2-13-001 Griffes-Residential land

	ACREAGE	ACTUAL VALUE	ASSESSED VALUE	TAX
AG LAND	2.45	\$24.00	\$6.96	\$0.57
MARKET				
LAND	2.45	\$735,000.00	\$58,506.00	\$4,805.00
DIFFERENCE		\$734,976.00	\$58,499.00	\$4,804.43

Total of 4 parcels with
Ag Tax \$2.26

Total of 4 parcels with
Market Tax \$26,252.94

Loss of
Revenue **\$26,250.00**



Vacant land at 5900 E Bellevue.



Part of the vacant land looking east. Notice the Office Buildings and the Landmark Condominiums in the background to the right. Sale prices on these condo's are a minimum of \$500,000 to over \$1,000,000 each.



Residence on 13-001 with an office building in the background.



Pasture area of 01-057 & 058 with office buildings from Denver Tech Center in the background.

