

## VACANT LAND

## Agricultural Classification

The subject property is a 4.33 acre vacant parcel located just outside the City of Littleton limits in Columbine Valley. This is a prestigious golfing community and country club. The parcel is currently classified as Agricultural as it is used for the production of grass hay that grows naturally. It sits behind a small commercial retail center and is bordered on two sides by residential homes. The homes on the south are known as The Village of Columbine Valley.

The owner custom hires out for the cutting and baling but does not fertilize, spray for weeds or do any maintenance with the field except let it grow on its own.

With this classification, the value of the property for 2009 was \$242.00 with an assessed value of \$70.00 for a tax bill of approximately \$6.85

Had this property been classified as vacant land other than "AG" its market value would have been \$565,844.00 with an assessed value of 164,094 for a tax bill of approximately \$16,056.00.

The loss of revenue from this parcel with the Ag classification results in \$16,049.00.

	ACREAGE	ACTUAL VALUE	ASSESSED VALUE	TAX
AG LAND	4.33	\$242.00	70	\$6.85
MARKET LAND	4.33	\$565,844.00	164,094	\$16,056.00
DIFFERENCE		\$565,602.00	164,024	\$16,049.15



Commercial buildings on the north.

4.33 Acres



Residential homes on the east and south side of the property.



Weeds throughout the parcel that is uncut.



