



County of Cochise
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AGRICULTURAL LAND ASSESSMENTS

WHAT IS "AG" LAND? (A.R.S. 42-12151 > 42-12158)

"AG" Land is land being used for the commercial production of an agricultural crop or commodity. The primary use must be for this purpose and be in **Active production** in conformance with generally accepted farming and ranching practices. The land must have been in production for at least three (3) of the five (5) prior years. A reasonable operating profit must be possible from its agricultural use. **Farm land** is defined as cropland of a least twenty (20) gross acres. **Ranch land** is defined as land used for the grazing of livestock on large uncultivated acreage utilizing natural forage crops with a minimum carrying capacity of forty (40) animals. **Commercial Horse Facility** is defined as a commercial training or boarding facility with a minimum capacity of ten (10) horses, or commercial breeding facility with a minimum capacity of three (3) horses (legislative change effective for 2013 tax year).

IS "AG" LAND TREATED DIFFERENTLY FOR PROPERTY TAX PURPOSE? (A.R.S. 42-11051->11054, 42-13002->13005, 42-13101, 42-13257, 42-16157->16206)

Yes!! Arizona law requires agricultural land be valued using solely the income approach to value without consideration of market value. This approach usually generates a valuation below market value of the property.

DOES MY LAND QUALIFY AS "AG" LAND? (A.R.S. 42-12151->12158)

If you own land on which you are farming at least twenty acres (20), if you are ranching and have at least forty animals (40), or if you operate a commercial horse facility with a capacity of at least 10 horses, and you have been engaged in this farming or ranching practice for at least three (3) of the most recent five years (5), you may qualify. Under Arizona Law, agricultural status may, under certain conditions, also be granted if you are farming/ranching fewer than the defined number of acres/animal units or have operated fewer than three (3) of the most recent five years (5).

Your land may qualify as "AG" if you lease it to a farmer/rancher who meets the above qualifications. Your land must be actively used and considered a significant contributing factor in their operation. Leased grazing land may contribute in a significant way if it has necessary wells, stock tanks, corrals, connects otherwise separated non-contiguous parcels and is actively being ranched. Leased farmland may contribute in a significant way if it is actively being farmed.

DO I HAVE TO FILL OUT FORMS TO QUALIFY MY LAND AS “AG LAND?”

(A.R.S. 42-12151->12158, 42-13102)

Yes!!, If you are farming or ranching and wish to be classified as “AG” land you must file an **Agricultural Land Use Application** (Form DOR 82916) with the county assessor. Once this form is filed and agricultural status is approved by the assessor, “AG” status is established for property tax purposes. The property owner is required to notify the assessor if production ceases or changes. An **Agricultural Land Use Application** must be refiled within sixty (60) days of the date of transfer if ownership of the land changes if agricultural classification is to be continued.

If you lease your property to a farmer or rancher for a period of time in excess of ninety (90) days, Arizona law requires that you file an **Agricultural Lease Abstract** (Form DOR 82917) with the county assessor. If the ownership changes, or if the terms of the lease agreement change, a new lease form must be filed with the assessor within three (3) months after the change or prior to January 31, whichever is later.

The **Agricultural Land Use Application** (Form DOR 82916) and the **Agricultural Lease Abstract** (Form DOR 82917) may be obtained from the County Assessor or Arizona Department of Revenue.

WHO APPROVES/DISAPPROVES “AG” LAND STATUS (A.R.S. 42-12151->12158)

Arizona law requires the county assessor to receive, approve or disapprove all **Agricultural Land Use Applications**. The law also requires the assessor to review twenty five percent (25%) of the county’s agricultural properties annually.

IF “AG” LAND STATUS IS DISAPPROVED, WHAT CAN I DO ABOUT IT?

(A.R.S. 42-13002->13003, 42-13051->13053, 42-15101->15103, 42-16001, 42-16051->16056)

If “AG” status is denied by the assessor, the property owner may appeal this decision through either an administrative appeal or judicial appeal. The administrative appeal is initiated by filing a **Petition For Review Of Real Property Valuation** (Form DOR 82130) with the assessor after receiving the Notice of Valuation card around the end of February. This appeal process has two levels: #1-assessor, #2 county board of equalization. A judicial appeal may be filed in tax court within sixty days (60) of an administrative appeal decision or by December 15 of the valuation year if no administrative appeal was filed. The taxes must not be delinquent when filed in tax court.

For more information regarding the valuation of agricultural land, contact the Cochise County Assessor’s Office at (520) 432-8650 or send an email to assessor@cochise.az.gov.

Original signed forms must be received in our office. Email filings or FAX filings are not accepted.