

2025 and 2026 CLEAR CREEK COUNTY AGRICULTURAL LAND VALUES

<b>Tax Class</b>	<b>Land Type</b>	<b>Description</b>	<b>Carrying Capacity</b>	<b>Acres/ AUM/Mo</b>	<b>AUM Rental Rate</b>	<b>Gross Income Per Acre</b>	<b>Expenses</b>	<b>Net Income Per Acre</b>	<b>Actual Value Per Acre</b>	<b>Assessed Value Per Acre</b>	
4147	V11A	Grazing Land		40	0.300	\$19.40	\$5.82	\$2.05	\$3.77	\$29.00	\$7.83

29.00  
 Net income divided by .013 Statutory Cap Rate