

ARCHULETA COUNTY VACANT LAND TALK WITH APPRAISER April 1, 2022

- Spoke with Carla, an appraiser there, very helpful and friendly
- Purpose: Parcel must meet the following 3 requirements
 1. Requiring the parcels to have identical ownership
 2. Requiring the parcel to have a related improvement that is essential to the use of a residential improvement located on the identically owned contiguous residential parcel
 3. The vacant lot must be contiguous to the residential parcel (or in some cases the parcel may be across the alley, local street, or a common element i.e, bike or pedestrian path, easements, etc)
 - Per our talk, Carlo specifically said if you have a local street or a green belt, for instance if those were removed and the residential lot and the vacant lot would then be touching, it would qualify as contiguous but would still need a residential improvement on that vacant lot with a related improvement to the residential lot.
- 4. The timing of inspections by the County is beginning soon and will go through the summer. The County sent out 600 letters about this new ruling by the state that took effect January 1, 2022.
- 5. She stresses **the improvement has to be an essential use relating to the residential lot.**
- 6. EXAMPLES OF IMPROVEMENTS:
 - **Greenhouses:** She said that a greenhouse has to be “substantial” like a dome one not one with some sticks and plastic that can fall apart easily. IT cannot be, in her words, flimsy.
 - **Fencing:** If adding a fence, the fence must be around the perimeter in its entirety of BOTH LOTS, meaning the residential lot and the contiguous lot. She said if you are standing on the road and looking at the lots, the 2 lots should appear to be one with the fencing being around all of it. Just putting a fence on a vacant lot will not qualify the lot to be residential for tax purposes
 - Sheds,
- 7. Carla also said that currently, and in the past, when they have assessed values to properties, fences have had no value put on them to add to the value of the assessment. She said this will change next year most likely .
- 8. She said that until the state passed this law, they have felt they have been pretty laid back but can no longer do that.
- 9. Consolidating lots: Carla has spoken with the Building and planning department and has been told consolidating your lots to be one is a fairly simple process, costing around \$500 for 3 lots or less. If you have additional lots, the cost would then be an additional \$75 per lot to consolidate. The process takes 45 – 60 days to complete.
 - Bad thing about consolidating lots with Loma Linda is the HOA only allows one home per lot