

# Application for 1-d-1 (Open-Space) Agricultural Use Appraisal



APPLICATION YEAR \_\_\_\_\_

Texas Constitution, Article VIII, Sec. 1-D-1

The application must be filed with the CCAD between ,  
January 1st and April 30th of the year requesting special valuation.

If filed after April 30<sup>th</sup> a penalty will be added.

CCAD suggest filing no later than July 15th, the final deadline is the date the roll is certified.

Cooke County Appraisal District

201 North Dixon St.

Gainesville, TX 76240

Phone: (940) 665-7651

ag.wdlf@cookecad.org

www.cookecad.org

## STEP 1: Provide Name, Mailing Address and Date of Birth of Property Owner

Name of Property Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State, ZIP Code \_\_\_\_\_

Birth Date (if owned by an individual)\* \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

(Failure to provide date of birth does not affect your eligibility for special appraisal.)

## STEP 2: Describe the Property for Which you are Seeking Agricultural Use Appraisal

Total Acres Subject To This Application: \_\_\_\_\_

Please describe anything about your operation that should be considered in approving this application.

Property ID #	ABST. # OF SURVEY	# OF ACRES IN TRACT	DO NOT WRITE IN SHADED AREA, FOR OFFICE USE ONLY						
			ORCHARD	IRRIG CROP	DRY CROP	IMPROVED PASTURE	NATIVE PASTURE	WOODED PASTURE	NON-AG USE

YOU MAY CONTINUE THIS LISTING ON A MULTI-ACCOUNT FORM AVAILABLE ON CCAD WEBSITE [WWW.COOKECAD.ORG](http://WWW.COOKECAD.ORG) OR AT THE APPRAISAL DISTRICT OFFICE.

**FOR OFFICE USE ONLY:**

APPROVED \_\_\_\_\_ #OF ACRES \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_

**FOR OFFICE USE ONLY:**

DISAPPROVED \_\_\_\_\_ #OF ACRES \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

REASON DENIED: \_\_\_\_\_

\_\_\_\_\_

**STEP 3: Describe the Property's Current Use**

**LIVESTOCK**

**YES:**

**NO:**

TYPE OF CURRENT USE:

A. Cow/Calf      B. Feeder calves      C. Sheep      D. Goats      E. Hogs      F. Horses

How many head of Domestic Livestock do you raise on this property? **Give average head per year:** \_\_\_\_\_

Is your pasture:      (a) Improved      (b) Native      (c) Wooded

State number of acres:      (a) Improved \_\_\_\_\_      (b) Native \_\_\_\_\_      (c) Wooded \_\_\_\_\_

Is the perimeter of the property listed on this application fenced?      **YES**      **NO**

**CROPLAND:**

**YES**

**NO**

CHECK TYPE OF CURRENT USE:

A. Wheat/Oats      B. Milo      C. Corn      D. Native Hay      E. Improved Hay      F. Other

State the number of acres used for each type that you checked: : \_\_\_\_\_

In an average year what is your yield per acre OR average hay bales per acre? \_\_\_\_\_

If the land shown on this application is less than 15 (hay) or 20 acres (row crop) is it used in conjunction with a larger operation?      **YES**      **NO**

If "YES", state how many acres that are used with this property and the property ID or Owners' name: \_\_\_\_\_

**1. NON-AGRICULTURAL USE      YES      NO**

State the number of acres in a non-agricultural use.

The non-agricultural land is used as:      (a) Homesite      (b) Heavy Timber      (c) Lying Idle

**2. HORSES      YES      NO**

How many acres are devoted to Horses? \_\_\_\_\_

How many horses are on the property? \_\_\_\_\_ Is it a breeding operation, renting stalls or for training? \_\_\_\_\_

**3. BEES      YES      NO**

**(For Bees you MUST complete a supplemental form. You can find the form at [www.cookecad.org](http://www.cookecad.org) or call the appraisal district.)**

How many acres are devoted to Bees? \_\_\_\_\_ How many hives are you operating? \_\_\_\_\_

**4. WILDLIFE MANAGEMENT      YES      NO**

**(For Wildlife Management you MUST complete an additional form. You can find the form at [www.cookecad.org](http://www.cookecad.org) or call the appraisal district)**

How many acres are devoted to Wildlife Management? \_\_\_\_\_

**5. GOVERNMENT PROGRAM      YES      NO**

If in a government program state the number of acres: \_\_\_\_\_

If in a government program list the program(s) \_\_\_\_\_ **(You must attach a copy of document(s))**

**STEP 4: Describe the Property's Historical Use**

**DESCRIBE HISTORICAL USE**

Please check the appropriate box for "YES" or "NO"

1. Has the ownership of the property changed since January 1 of last year or since the last application was submitted? YES      NO
2. Last year, were you or the previous owner allowed 1-d-1 Ag appraisal on this property by the chief appraiser of this appraisal district? YES      NO
  - a. If no, all applicable questions must be completed including section 4 and, if the land is used to manage wildlife please submit additional wildlife management form.
  - b. If yes, complete only the parts that have changed since the earlier application or any information requested by the chief appraisers. YES      NO
3. Is this property located within the corporate limits of a city or town? YES      NO

**THE CHIEF APPRAISER REQUIRES THE HISTORY OF AGRICULTURAL USE BE COMPLETED**

**If you are a new owner and are not familiar with the history of use go back to the seller, realtor or perhaps a neighbor for this information**

Please answer the following questions in detail. You may list the agricultural uses of your property according to the agricultural land uses stated on page 2 of this application. You may divide the total acreage according to individual uses to which the land is principally devoted.

Describe the current and past agricultural uses of this property as described above, starting with the current year and working back 5 years or until you have shown **5 out of 7 years of agricultural use**. You will need to describe each years' use (DO NOT USE DITTO MARKS OR LINES WITH A DOWNWARD ARROW FROM THE FIRST LISTED USE)

YEARS	AGRICULTURAL USE* <i>SPECIFY: (ROW CROP, HAY, COWS, PIGS, GOATS, HORSES ETC)</i>	ACRES	NON-AGRICULTURAL-USE (Homesite, Rent House etc.)	ACRES
2023				
2022				
2021				
2020				
2019				
2018				
2017				

**CROP, PASTURE OR HUNTING LEASE INFORMATION**

**TO BE COMPLETED ONLY IF LAND IS USED OR LEASED BY ANOTHER INDIVIDUAL FOR AGRICULTURAL USE OR HUNTING**

Do you allow someone other than yourself to use this land?      YES      NO

Tenants/Lessee Name: \_\_\_\_\_ Tenants/Lessee Phone Home: \_\_\_\_\_  
 Address: \_\_\_\_\_ Work: \_\_\_\_\_  
 \_\_\_\_\_ Cell: \_\_\_\_\_

If the use is **CROP/PASTURE** and the lease is cash, what is your annual rent? \_\_\_\_\_

What are some of your other considerations? \_\_\_\_\_ (attach a copy of the lease if available)

If you allow **HUNTING** how do you charge for the hunting lease? Per Acre \$ \_\_\_\_\_ Per Gun \$ \_\_\_\_\_ Per Person \$ \_\_\_\_\_

How much do you receive annually? \_\_\_\_\_ Daily Fee \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

As per Section 37.10 under the Texas Penal Code (a) A person commits an offense if he: (1) knowingly make a false entry in, or false alteration of, a governmental record; (2) makes, presents, or uses any record, document, or think with knowledge of its falsity and with intent that it be taken as a genuine governmental record:

You could be found guilty of a Class A misdemeanor or a state jail felony.

X \_\_\_\_\_  
SIGNATURE

X \_\_\_\_\_  
OWNER/AGENT

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

**IMPORTANT INFORMATION**

**GENERAL INFORMATION**

Agricultural use includes, but is not limited to, the following activities: (1) cultivating the soil; (2) producing crops for human food, animal feed, or planting seed or for the production of fibers; (3) floriculture, viticulture and horticulture; (4) raising or keeping livestock; (5) raising or keeping exotic animals or fowl for the production of human food or fiber, leather, pelts or other tangible products having a commercial value; (6) planting cover crops or leaving land idle for the purpose of participating in a governmental program provided the land is not used for residential purposes or a purpose inconsistent with agricultural use or leaving the land idle in conjunction with normal crop or livestock rotation procedures; (7) producing or harvesting logs and posts used for construction or repair of fences, pens, barns or other agricultural improvements on adjacent open-space land having the same owner and devoted to a different agricultural use; (8) wildlife management; and (9) beekeeping.

Wildlife management is defined as actively using land that at the time the wildlife-management use began, was appraised as qualified open-space or timberland under Tax Code, Chapter 23, Subchapter D or E, to propagate a sustaining breeding, migrating or wintering population of indigenous wild animals for human use, including food, medicine or recreation, in at least three of the following ways: (1) habitat control; (2) erosion control; (3) predator control; (4) providing supplemental supplies of water; (5) providing supplement supplies of food; (6) providing shelters; and (7) making census counts to determine population.

Wildlife management is defined as actively using land to protect federally listed endangered species under a federal permit if the land is included in a habitat preserve subject to a conservation easement created under Natural Resources Code Chapter 183 or part of a conservation development under a federally approved habitat conservation plan restricting the use of the land to protect federally listed endangered species or actively using land for a conservation or restoration project under certain federal and state statutes. These two types of wildlife management uses do not require showing a history of agricultural use but do require evidence identified in section 6, questions 7 and 8.

Agricultural land use categories include: (1) irrigated cropland; (2) dry cropland; (3) improved pastureland; (4) native pastureland; (5) orchard; (6) wasteland; (7) timber production; (8) wildlife management; and (9) other categories of land that are typical in the area.

**APPLICATION DEADLINES**

The completed application must be filed with the chief appraiser before May 1 of the year for which agricultural appraisal is requested. If the application is approved, a new application is not required in later years unless the land ownership changes, eligibility ends or the chief appraiser requests a new application.

A late application may be filed up to midnight the day before the appraisal review board approves appraisal records for the year, which usually occurs in July. If a late application is approved, a penalty will be applied in an amount equal to 10 percent of the difference between the amount of tax imposed on the property and the amount that would be imposed if the property were taxed at market value.

**DUTY TO NOTIFY AND PENALTIES:**

The property owner must notify the chief appraiser no later than April 30 following the change in use or eligibility. A change of land use for all or part of the property will trigger substantial additional tax plus interest (a rollback tax). Payment of a penalty may also be required for failure to notify the chief appraiser of a change in agricultural use or qualification. Notice must be delivered to the chief appraiser if:

- The property stops being used for agriculture (e.g., voluntarily stopped farming);
- Category of land use changes (e.g., from dry cropland to irrigated cropland);
- Level of use changes (e.g., a substantial increase or decrease the number of cattle raised);
- Nature of use changes (e.g., switch from growing corn to growing ornamental plants);
- Property owner enters, leaves or changes governmental programs (e.g., 100 acres placed in a conservation reserve program); or
- The land is used for something other than agriculture (e.g., to build a shopping center on most of the land).

**DUTY TO NOTIFY FOR CERTAIN LAND OWNERS:**

If land ceases to be devoted principally to agricultural use to the degree of intensity generally accepted in the area, open-space appraisal may be retained if the chief appraiser is notified as required and the property owner:

- Is a member of the armed services who is deployed or stationed outside of Texas who intends to return the land to the manner and to the degree of intensity that is generally accepted in the area not later than the 180<sup>th</sup> day after being deployed or stationed outside this state ceases;
- Owns land that has previously been under open-space appraisal primarily based on its citrus production; the land is located in a pest management zone; and an agreement was executed to destroy, remove or treat all the citrus trees located on the land that are or could be infested with pests with one of the following: Texas Citrus Pest and Disease Management Corporation, Inc., the Texas Commissioner of Agriculture or the U.S. Department of Agriculture; or
- Owns land that has previously been under open-space appraisal primarily on the basis of livestock; the land is located in a temporary quarantine area established during the tax year by the Texas Animal Health Commission for the purpose of regulating the handling of livestock and eradicating ticks or exposure to ticks under Chapter 167, Agriculture Code.

**OTHER IMPORTANT INFORMATION**

If the initial application form does not contain all essential information, the chief appraiser may request additional information that is necessary to determine whether the land qualifies for 1-d-1 appraisal. The chief appraiser may disapprove the application request additional information. The chief appraiser may deny the application and that determination may be protested to the county appraisal review board in a timely manner. If the chief appraiser requests additional information from an applicant, the information must be furnished within 30 days after the date of the request, or the application is denied. For good cause shown, the chief appraiser may extend the deadline for furnishing the information by written order for a single 15-day period.