Kaufman Central Appraisal District

General Guidelines and Degrees of Intensity for 1-d-1 Open Space Land Appraisal

A complete list of the guidelines to qualify for 1-d-1 Open Space Land Appraisal is on our website at www.kaufman-cad.org.

Tract must have 5 out of the previous 7 years of ag use history. You must submit any of the documents listed below along with your application for each year if you are establishing history. Required documentation must be submitted with application, or the application will be returned for more information. **If the requested documentation is not received within 30 days, the application will be denied.**

Examples of current documents include:

- Notarized affidavits from the previous owner or any other person who has knowledge of the history of the property
- 3 current receipts showing the purchase of livestock, feed, fencing material, farm and ranch equipment, etc.
- Current pictures of the property pertaining to the ag use
- Schedule F income tax filings
- Active lease agreements
- Proof of crop purchase/sale
- Any other current pertinent information documenting ag use on the property

Note that any applicable homesites, commercial use land or non-ag land acreages are to be deducted from total acreage submitted in Section 4, Part 5 of the ag application. KCAD will verify any acreage amounts submitted on the ag application by using aerial images or an on-site inspection. Please note a phone number and email address on your application in case an on-site inspection is necessary.

If your land is leased to land that is contiguous to your land, or you are leasing land that is contiguous to your land to meet the minimum acreage for any ag use, you must submit a **current lease agreement**. It must include any applicable lease fee, who is responsible for fencing, fencing maintenance and fertilization. Both parties must sign and date the agreement (electronic signatures not accepted).

Application deadline without a penalty is before May 1st. Late application deadline with a penalty is midnight the day before the appraisal roll is approved by the ARB, which usually occurs in July. All agricultural/wildlife land may be subject to an on-site review.

Minimum of 9 contiguous acres owned and/or leased and devoted to grazing pasture (cattle, horses, goats and sheep)
Section 4, Parts 1, 2a, 2b, 5 of the ag application must fully be completed or the application will be returned.

1. Must be fenced and have a water source
2. Livestock must have open space for grazing and must have enough grass/water source to support **at least 3 animal units.**
3. Tracts of land larger than 9 acres should have **1 additional animal unit for every additional 8 acres**.

Animal Unit Equivalent Chart

Kind of Animal	Animal Unit	AU per Head
Cows/Horses	1	1
Goats/Sheep	1	5

Minimum of 9 contiguous acres owned and/or leased and devoted to hay production
HAY PRODUCTION- Section 4, Parts 3, 5 of the ag application must fully be completed or the application will be returned.

1. 2 cuttings in years of normal rainfall.
2. Land should be fertilized heavily at first of year (150-300 lbs. per acre) and top dressed later as needed.
3. There should be no animals on a hayfield during growing season. Animals may be wintered on hayfields.
4. A 10% allowance of ag land that is wooded land and/or non-baleable land will be given. Any wooded land and/or non-baleable land over the 10% allowance will not qualify.