



**Abstract
Of
Assessments
And Levies**

**Eagle County, Colorado
For the Tax Year
2013**



As Compiled By
The Eagle County Assessor's Office

Approved By
The Eagle County Board of Equalization, the Property Tax Administrator, and
the State Board of Equalization

Eagle County Assessor's Office

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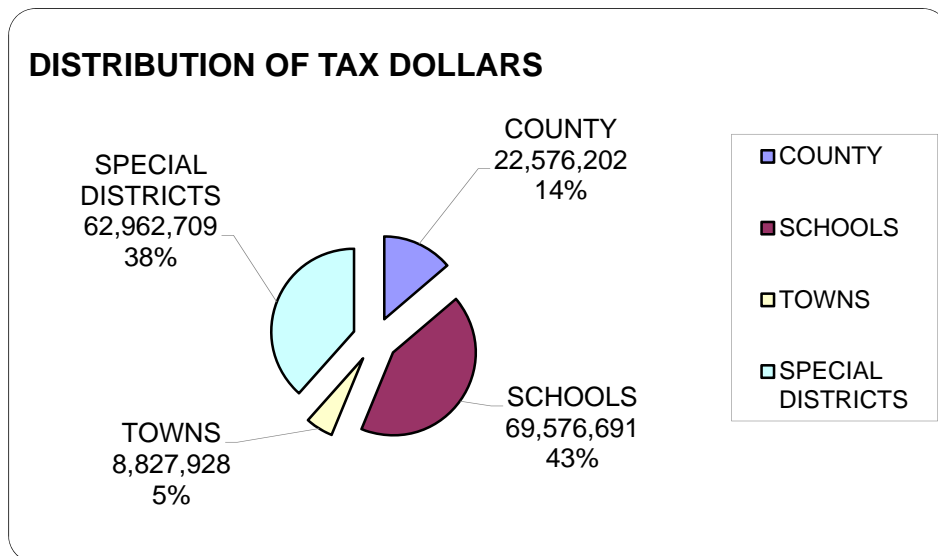
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership, valuations, and levies. We are happy to review individual property appraisal records with property owners.

The responsibility of the Assessor's Office is to discover, identify, classify and then value all the taxable property in Eagle County according to the provisions of the Colorado Revised Statutes. The goal of the Assessor is to make a just assessment of each property in order to insure taxes are distributed fairly relative to the value of property owned by each taxpayer.

The 2013 assessment rate for residential property as determined by the Colorado Legislature is 7.96%. All other property (commercial, agricultural, personal, state assessed and severed minerals) is assessed at 29%.

The mill levies which determine your property tax bill are determined by various tax levying boards within the county. If you have questions about the tax rates, please contact the specific taxing entities to communicate your concerns.

The Assessor certifies and delivers the tax roll to the Treasurer for the collection of taxes according to State Statutes.



ASSESSED VALUE BY PROPERTY CLASS

Residential		
Land – Vacant	\$ 120,423,030	
Land – Improved	340,055,880	
Improvements	1,454,271,860	
Personal Property	4,437,960	
Total Residential		\$ 1,919,188,730
Commercial		
Land - Improved and Vacant \$	135,414,870	
Improvements	418,734,420	
Personal Property	77,970,950	
Total Commercial		\$ 632,120,240
Industrial		
Land - Improved and Vacant \$	1,576,870	
Improvements	4,119,100	
Personal Property.....	6,243,350	
Total Industrial		\$ 11,939,320
Agricultural		
Irrigated Land	\$ 997,900	
Meadow Hay Land	701,800	
Grazing Land	1,054,300	
Forest Land	12,300	
Improvements	4,480,680	
Other Ag - Land and Improvements.....	10,030	
Total Agricultural.....		\$ 7,257,010
Natural Resource		
Earth and Stone/ Producing Mines.....\$	447,510	
Severed Minerals.....	1,380	
Improvements	13,680	
Personal Property	655,020	
Total Natural Resource.....		\$ 1,117,590
Producing Mines		
Personal Property.....		\$ 667,890
State Assessed Properties		
Total of all Properties		\$ 84,045,600
Total Taxable Property		\$ 2,656,336,380
Exempt Properties		
Total of all Properties		\$ 218,295,890
Total of all Property in Eagle County		
		\$ 2,874,632,270

REVENUE REPORT - -

	Authority	Valuation	Levy	Revenue
Eagle County				
1	General Fund	2,656,336,380	4.924	13,079,800
3	Road & Bridge	2,656,336,380	1.72	4,568,898
4	Public Welfare Fund	2,656,336,380	0.24	637,520
5	Capitol Expense Fund	2,656,336,380	0.061	162,037
10	Insurance	2,656,336,380	0.054	143,442
11	Open Space	2,656,336,380	1.5	3,984,505
	County Totals		8.499	22,576,202
College				
12	CMC, 012 - 014	2,656,336,380	3.997	10,617,376
School Districts				
15	Eagle County RE-50J	2,487,351,220	20.826	51,801,575
20	Roaring Fork RE-1	168,297,170	42.445	7,143,373
25	West Grand WG JT	687,990	20.883	14,367
	School Totals	2,774,843,060		58,959,315
Incorporated Towns				
30	Avon	178,840,160	12.258	2,192,223
31	Basalt	87,779,610	7.56	663,614
32	Eagle	94,847,750	4.475	424,444
33	Gypsum	101,549,970	5.094	517,295
34	Minturn	21,859,420	17.934	392,027
35	Red Cliff	3,174,280	33.878	107,538
36	Vail	962,768,100	4.706	4,530,787
	Town Totals	1,450,819,290		8,827,928
Local Special Districts				
37	Confluence Metro	40	0	0
38	Avon Station Metro	16,590,490	58	962,249
39	Mountain Vista Metro	4,423,530	25	110,588
40	Roaring Fork Rec	185,739,130	0	0
41	Cedar Hill Cemetery	101,389,410	0.49	49,681
42	Eagle Cemetery	176,325,580	0.293	51,663
43	Minturn Cemetery	1,068,389,820	0.45	480,775
44	Eagle Ranch Metro	40,225,310	50	2,011,265
45	Cordillera Mtn Metro	16,260,060	57.011	927,002
46	Greater Eagle Fire	165,308,720	10	1,653,087
49	Basalt & Rural Fire	166,348,120	8.981	1,493,972
50	Gypsum Fire	94,758,390	6.915	655,254
52	Arrowhead Metro	97,905,240	17	1,664,389
53	Avon Metro	142,679,710	0	0
54	Beaver Creek Metro	310,658,800	20.724	6,438,091
55	Bellyache Ridge Metro	3,759,720	22.5	84,594
56	Berry Creek Metro	58,507,620	18.172	1,063,201
57	Eagle-Vail Metro	67,304,110	21.937	1,476,450
58	Vail Park & Rec	974,087,640	3.094	3,013,827
59	Edwards Metro	129,968,700	1.691	219,777

	Authority	Assessed Valuation	Mill Levy	Revenue
60	Mid-Valley Metro	73,323,980	2.133	156,400
61	Cascade Village Metro	48,762,820	13.846	675,170
62	W.E.C. Metro Rec	540,550,470	3.65	1,973,009
63	Cordillera Metro	66,295,550	25.48	1,689,211
65	Cotton Ranch Metro	6,724,490	48.345	325,095
66	Smith Creek Metro	275,020	0	0
67	Bachelor Gulch Metro	146,331,940	19	2,780,307
68	Horse Mtn Ranch Metro	2,485,150	15	37,277
69	Eagle River Water & San	2,054,599,950	0.946	1,943,651
70	Basalt Sanitation	38,470,530	3.041	116,989
71	Eagle Sanitation	48,749,460	0	0
74	Basalt Water Cons Dist	163,643,840	0.044	7,200
76	Colo River Water Cons	2,656,336,380	0.254	674,709
78	Lake Creek Metro	11,952,360	10.458	124,998
85	E.R.W.&S. Water Subdstrct	974,927,160	1.476	1,438,993
87	Red Sky Ranch Metro	13,321,980	69	919,217
88	Holland Creek Metro	44,220	45	1,990
90	E.C. Conservation	2,426,631,180	0	0
91	Mt. Sopris Conservation	8,181,260	0	0
92	Basalt Regional Library	166,348,120	5	831,741
93	Traer Creek Metro	42,250	0	0
94	Eagle Valley Library	1,527,220,160	2.75	4,199,855
95	Village Metro	14,773,310	50	738,666
96	E.C. Health Service	2,217,722,650	2.006	4,448,752
97	Two Rivers Metro	1,473,400	40	58,935
98	W.E.C. Health Service	271,270,310	5.029	1,364,218
100	Eagle River Fire	863,186,290	9.238	7,974,115
101	Buckhorn Valley Metro #2	5,262,640	55.063	289,776
102	Buckhorn Valley Metro #1	20,090	0	0
104	Saddle Ridge Metro	1,680,870	0	0
105	Chatfield Corners Metro	4,230,720	50	211,536
106	Cordillera Valley Club Metro	15,357,600	25	383,940
107	Cordillera Metro Consolidated	80,833,420	39.691	3,208,359
108	Crown Mtn Park & Recreation	164,209,790	2.494	409,539
112	Valagua Metro Dist	3,131,800	65	203,568
113	Vail Lionshead TIF	166,325,430	0	0
114	Vail Square Metro 1	90	0	0
115	Vail Square Metro 2	21,876,140	40	875,046
116	Vail Square Metro 3	8,622,580	25	215,565
117	Eagle River Station	55,590	50	2,780
118	Avon Center West TIF	51,092,730	0	0

	Authority	Assessed Valuation	Mill Levy	Revenue
121	Solaris #1	8,720	0	0
122	Solaris #2	28,298,090	60	1,697,885
123	Solaris #3	6,178,090	60	370,685
126	Ruedi Shores Metro	1,665,650	115	191,550
127	Avon General Improvement District	2,278,310	17.557	40,000
128	Minturn General Improvement District	586,400	0	0
129	Tower Center Metro	8,920	0	0
131	Airport Commerce Center Metro	522,340	50	26,117
132	East Eagle TIF	55,590	0	
	Special Districts Total			62,962,709
	Total Taxes to be Collected			163,943,530

IMPORTANT DATES TO REMEMBER

January 1 of each year is the assessment date: each property is valued as of its condition on this date each year. As soon as practicable after this date, the Assessor mails Personal Property Declarations and Subdivision Land Valuation Questionnaires to applicable taxpayers.

April 1, County Treasurers will send a report each year to the State Treasurer listing the amount of property tax revenue attributable to each local government that will not be collected due to the Senior Citizen Exemption program.

April 15, Personal Property Declarations must be returned or an extension applied for no later than this date.

April 15, State Treasurer issues warrant to each County Treasurer for amount needed to reimburse local governments for lost property tax revenue from Senior Citizen Exemptions.

May 1, Notices of Valuation for real property are mailed to all taxpayers in the odd numbered or reappraisal years. In even numbered or intervening years, the notice may be included in the tax bill mailed in January. If your valuation changes, you will receive a Notice of Valuation on this date in intervening years.

May 1 of each year, the appeal period on real property begins. You may appeal your valuation at this time with or without a Notice of Valuation.

June 1, taxpayer notifies Assessor in writing or in person of real property appeal by this date.

June 15, Personal Property Notices of Valuation are mailed and the appeal period begins.

June 30, Property owner mails or delivers in person their protest to Assessor for personal property.

The last working day in June, all Notices of Determination for real property must be mailed by the Assessor.

July 1, the County Board of Equalization sits to hear appeals on valuation of Real and Personal Property.

July 5, Assessor concludes Personal Property hearings.

July 10, the Assessor must mail Notices of Determination on Personal Property appeals.

July 15, all real property appeals to the County Board of Equalization must be postmarked or delivered on or before this date.

July 15, residential real property owners mail or deliver Senior Citizen Exemption application to Assessor by this date.

July 20, all personal property appeals to the County Board of Equalization must be postmarked or delivered on or before this date.

August 5, the County Board of Equalization concludes hearings of appeals on both real property and personal property. The County Board of Equalization mails Notices of Determination within five working days.

30 days after decision (no later than), appeals of the decision of the County Board of Equalization must be filed with the Board of Assessment Appeals, District Court or Binding Arbitration.

August 15, Assessor mails statements if applicants do not meet requirements for Senior Exemption explaining reason for denial.

August 25, the Assessor must transmit the Abstract of Assessment to the Property Tax Administrator including the valuation of all property by class and subclass.

August 25, the Assessor must certify the actual and assessed valuation to each taxing authority including new construction, annexations and inclusions, losses due to abatements and collections due to omitted properties.

September 15, Assessor may accept senior citizen exemption applications filed by this date if applicant shows good cause for not filing by July 15.

September 15, Appeal hearings for Senior Exemption applicants that have been denied must be held by the County Commissioners beginning on this date.

October 1, End of appeals period for Senior Exemption denials.

October 10, Assessor submits report of approved Senior Citizen Exemptions to the State.

December 10, * the Assessor sends final certification of value to all taxing authorities.

December 15, * all taxing authorities certify their mill levies to the County Commissioners.

December 22, * the County Commissioners certify all mill levies to the County Assessor. The Assessor processes the tax roll and delivers to the County Treasurer no later than **January 10**.

*Above dates are according to Colorado Statutes. Those with * may be moved forward due to end of year scheduling.*



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