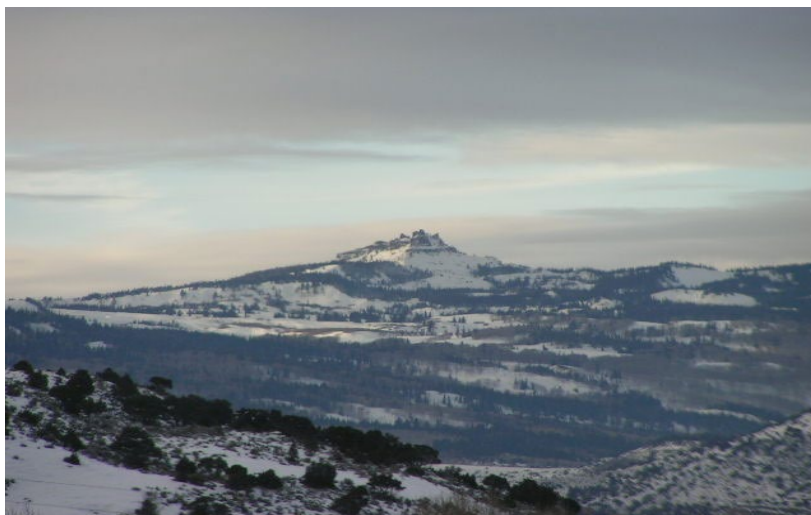




**EAGLE COUNTY**

**Abstract  
Of  
Assessments  
And Levies**

**Eagle County, Colorado  
For the Tax Year  
2023**



*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

P.O. Box 449

500 Broadway

Eagle, CO 81631

Phone: (970) 328-8640

Toll Free: 1-800-225-6136

Fax: (970) 328-8667

[www.eaglecounty.us](http://www.eaglecounty.us)

**ASSESSOR, Mark Chapin (970) 328-8640**

## **ASSESSOR'S OFFICE STAFF:**

### **Assessment Division**

Mary Kessler, Deputy Assessor (970) 328-8669

Alice Jaramillo (970) 328-8641

Elaine Wolf (970) 328-8648

Nathan Delorey (970) 328-8671

Roberto Cortez (970) 328-8642

### **Personal Property**

Monica Jacox (970) 328-8662

### **Appraisal Division**

Andie Noakes, Appraisal Manager (970) 328-8664

Andrea Fontana (970) 328-8651

Dawn Koenig (970) 328-8646

Eric Perejda (970) 328-8661

Joanie Baranowski (970) 328-8657

Kat Bugby (970) 328-8649

Kevin Cassidy (970) 328-8663

Kristina Birk (970) 328-8673

Lisa Schober (970) 328-8658

Melodey Woolsey (970) 328-8643

Patrick Corcoran (970) 328-8653

Sarah Harper (970) 328-8655

### **Assessor's Office GIS and Cadastral Mapping**

Kenneth Sexton, Assessment GIS Specialist (970) 328-8650

Staff e-mail addresses are configured as follows -

[firstname.lastname@eaglecounty.us](mailto:firstname.lastname@eaglecounty.us)

Example: [mark.chapin@eaglecounty.us](mailto:mark.chapin@eaglecounty.us)

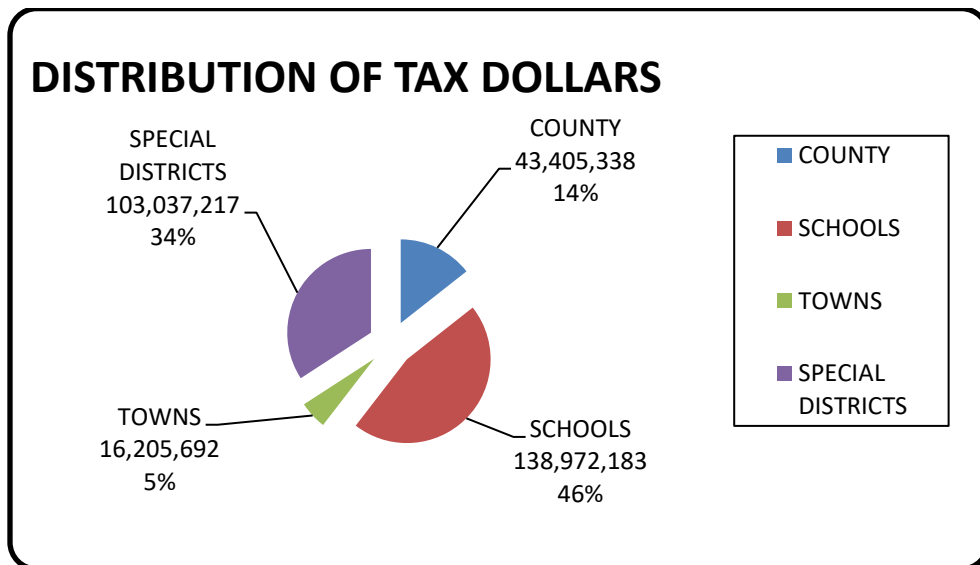
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership and valuations. We are happy to review individual property appraisal records with property owners.

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 2023 assessment rate for residential property as determined by the Colorado Legislature is 6.7%, multi-family 6.7, renewable energy and agricultural property is 26.4%. Generally, all other property including commercial/industrial and vacant land area is assessed at 27.9%.

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

<b>Vacant Land</b>		
Land – Residential .....	\$ 85,037,160	
Land – Commercial .....	34,259,950	
Land – PUD .....	71,545,810	
Land – All Other .....	46,366,040	
<b>Total Vacant Land .....</b>		<b>\$ 237,208,960</b>
<b>Residential</b>		
Land – Improved .....	\$ 695,199,500	
Improvements .....	3,001,050,700	
<b>Total Residential .....</b>		<b>\$ 3,696,250,200</b>
<b>Commercial</b>		
Land - Improved .....	\$ 221,793,960	
Improvements .....	790,039,940	
Personal Property .....	98,115,450	
<b>Total Commercial .....</b>		<b>\$ 1,109,949,350</b>
<b>Industrial</b>		
Land - Improved .....	\$ 2,511,070	
Improvements .....	4,016,420	
Personal Property.....	4,564,800	
<b>Total Industrial .....</b>		<b>\$ 11,092,290</b>
<b>Agricultural</b>		
Irrigated Land .....	\$ 1,249,860	
Dry Farm Land .....	630	
Meadow Hay Land .....	768,310	
Grazing Land .....	1,350,790	
Forest Land .....	19,250	
Improvements .....	5,239,190	
Other Ag - Land and Improvements.....	19,920	
<b>Total Agricultural.....</b>		<b>\$ 8,647,950</b>
<b>Natural Resource</b>		
Earth and Stone/ Producing Mines.....	\$ 366,890	
Severed Minerals.....	1,400	
Improvements .....	21,460	
Personal Property .....	2,223,150	
<b>Total Natural Resource.....</b>		<b>\$ 2,612,900</b>
<b>Producing Mines</b>		
Personal Property.....		<b>\$ 155,770</b>
<b>State Assessed Properties</b>		
Total of all Properties .....		<b>\$ 102,000,000</b>
<b>Total Taxable Property .....</b>		<b>\$ 5,167,917,420</b>
<b>Exempt Properties</b>		
Total of all Properties .....		<b>\$ 421,606,950</b>
<b>Total of all Property in Eagle County .....</b>		
		<b>\$ 5,589,524,370</b>

**REVENUE REPORT - -**

<b>Authority</b>	<b>Assessed Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
<b>Eagle County</b>			
1 General Fund	5,167,917,420	4.652	24,041,152
3 Road & Bridge	5,167,917,420	1.359	7,023,200
4 Public Welfare Fund	5,167,917,420	0.823	4,253,196
10 Insurance	5,167,917,420	0.165	852,706
11 Open Space	5,167,917,420	1.4	7,235,084
<b>County Totals</b>		<b>8.399</b>	<b>43,405,338</b>
<b>College</b>			
12 CMC	5,166,840,020	2.977	15,381,683
<b>School Districts</b>			
15 Eagle County RE-50J	4,743,163,250	22.317	105,853,174
20 Roaring Fork RE-1	423,676,770	41.797	17,708,418
25 West Grand WG JT	1,077,400	26.831	28,908
<b>School Totals</b>	<b>5,167,917,420</b>		<b>123,590,500</b>
<b>Incorporated Towns</b>			
30 Avon	363,265,720	8.956	3,253,408
31 Basalt	226,687,450	9.071	2,056,282
32 Eagle	240,061,950	2.301	552,383
33 Gypsum	268,347,450	3.943	1,058,094
34 Minturn	46,134,010	17.934	827,367
35 Red Cliff	7,776,750	33.878	263,461
36 Vail	1,746,525,450	4.692	8,194,697
<b>Town Totals</b>	<b>2,898,798,780</b>		<b>16,205,692</b>
<b>Local Special Districts</b>			
37 Confluence Metro	1,855,310	0	0
38 Avon Station Metro	36,949,440	67.299	2,486,660
39 Mountain Vista Metro	7,392,460	8.2	60,618
41 Cedar Hill Cemetery	266,293,040	0.37	98,528
42 Eagle Cemetery	415,764,590	0.185	76,916
43 Minturn Cemetery	1,917,317,760	0.45	862,793
44 Eagle Ranch Metro	119,613,580	19.7	2,356,388
45 Cordillera Mtn Metro	34,985,000	0	0
46 Greater Eagle Fire	389,319,170	8.992	3,500,758
49 Basalt & Rural Fire	419,653,120	10.949	4,594,782
50 Gypsum Fire	256,250,540	11.084	2,840,281
52 Arrowhead Metro	209,695,320	7.561	1,585,506
53 Arrowhead Metro Debt	106,260	4.995	531
54 Beaver Creek Metro	482,802,240	20.236	9,769,986
55 Bellyache Ridge Metro	8,701,290	18.5	160,974
56 Berry Creek Metro	127,355,250	8.704	1,108,500
57 Eagle-Vail Metro	146,198,840	14.207	2,077,047
58 Vail Park & Rec	1,777,920,530	4.009	7,127,683
59 Edwards Metro	283,926,070	1.191	338,156
60 Mid-Valley Metro	227,045,010	0.207	46,998
61 Cascade Village Metro	106,861,070	5.022	536,656
62 Mountain Recreation District	1,256,336,880	3.55	4,459,996
63 Cordillera Metro	147,237,420	0	0
65 Cotton Ranch Metro	23,721,360	23.244	551,379
66 Smith Creek Metro (Inactive)	481,440	0	0
67 Bachelor Gulch Metro	236,446,180	2	472,892
68 Horse Mtn Ranch Metro	4,628,900	17.085	79,085

	<b>Authority</b>	<b>Assessed Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
69	Eagle River Water & San	3,792,907,710	0.61	2,313,674
70	Basalt Sanitation	79,352,010	0	0
74	Basalt Water Cons Dist	401,654,790	0.024	9,640
76	Colo River Water Cons	4,971,483,840	0.5	2,485,742
78	Lake Creek Metro	28,045,890	6.918	194,021
85	E.R.W.&S. Water Subdstrct	1,777,885,810	0.855	1,520,092
87	Red Sky Ranch Metro	27,516,300	37.743	1,038,548
88	Holland Creek Metro	61,990	45	2,790
90	E.C. Conservation	4,473,268,590	0	0
91	Mt. Sopris Conservation	19,831,950	0	0
92	Basalt Regional Library	419,653,120	3.903	1,637,906
93	Traer Creek Metro	59,220	0	0
94	Eagle Valley Library	3,001,738,850	1.913	5,742,326
95	Village Metro	22,902,090	16.503	377,953
96	E.C. Health Service	4,746,053,020	2.753	13,065,884
97	Two Rivers Metro	8,736,490	20	174,730
100	Eagle River Fire	1,740,537,490	7.742	13,475,241
101	Buckhorn Valley Metro #2	20,418,930	63.247	1,291,436
102	Buckhorn Valley Metro #1	49,790	0	0
104	Siena Lake Metro	2,690,830	70	188,358
105	Chatfield Corners Metro	11,303,240	25.624	289,634
106	Cordillera Valley Club Metro	42,123,080	13.5	568,662
107	Cordillera Metro Consolidated	179,233,640	30.428	5,453,721
108	Crown Mtn Park & Recreation	416,476,540	3.24	1,349,384
112	Valagua Metro Dist	10,699,630	69.229	740,725
113	Vail Lionshead TIF	226,791,680	0	0
114	Vail Square Metro 1	420	0	0
115	Vail Square Metro 2	37,957,730	23	873,028
116	Vail Square Metro 3	21,903,310	14.797	324,103
117	Eagle River Station	29,640	50	1,482
118	Avon Center West TIF	114,623,640	0	0
121	Solaris #1	12,030	0	0
122	Solaris #2	31,702,520	69.098	2,190,581
123	Solaris #3	9,096,810	42.934	390,562
126	Ruedi Shores Metro	3,635,460	53.45	194,315
127	Avon General Improvement District	4,442,650	15.64	69,483
128	Minturn General Improvement District	664,910	0	0
129	Tower Center Metro	423,680	0	0
131	Airport Commerce Center Metro	7,188,630	35	251,602
133	Timber Springs Metro	2,988,780	0	0
136	Haymeadow Metro 1	359,310	70	25,152
137	Haymeadow Metro 2	20,900	70	1,463
138	Haymeadow Metro 3	61,410	70	4,299
139	Haymeadow Metro 4	21,970	70	1,538
140	Haymeadow Metro 5	51,550	70	3,608
141	Haymeadow Metro 6	130	0	0
145	Roaring Fork Transp Auth	425,700,430	2.65	1,128,107
146	Tree Farm Metro	8,092,510	47.22	382,128
147	Avon Station Metro Debt Srvc	1,855,250	44.299	82,186
148	Eagle Downtown Development Auth	8,215,510	0	0
149	Avon Downtown Development Auth	101,857,280	0	0
	<b>Special Districts Total</b>			103,037,217
	<b>Total Taxes to be Collected</b>			301,620,430

## 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.

**January 3, 2024**, Statutory deadline to re-certify 2023 values with entities.

**January 24, 2024**, Assessor delivers tax warrant to treasurer.

**January 24**, Treasurer submits senior exemption and disabled veteran exemptions report for previous tax year to Administrator who will cross-check for any errors and forward to the State Treasurer for reimbursement of property exemptions.

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

**June 17**, Personal Property Notices of Valuation are mailed and the appeal period begins.

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

**July 1**, Property owner mails or delivers in person their protest to Assessor for personal property.

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

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

**July 15**, residential real property owners mail or deliver Senior Citizen Exemption application to Assessor by this date. Applications received or bearing postmark on or before July 15 are considered timely filed. The Assessor must accept late applications through August 15.

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

**July 22**, all personal property appeals to the County Board of Equalization must be postmarked or delivered on or before this date.

**August 1**, Assessor mails statements if applicants do not meet requirements for Senior Exemption explaining reason for denial.

**August 1**, Appeal hearings for Senior Exemption applicants that have been denied must be held by the County Commissioners beginning on 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 accepts senior citizen exemption applications filed by this date if application is not filed by July 15.

**August 26**, the Assessor must transmit the Abstract of Assessment to the Property Tax Administrator including the valuation of all property by class and subclass.

**August 26**, 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 1**, End of appeals period for Senior Exemption denials.

**September 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 23**, \* 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.*





**Eagle County**  
P.O. Box 850  
500 Broadway  
Eagle, CO 81631

**Phone: (970) 328-8600**  
**Toll Free: 1-800-225-6136**  
[www.eaglecounty.us](http://www.eaglecounty.us)

**BOARD OF COUNTY COMMISSIONERS (970) 328-8604**

Fax (970) 328-8629  
Email [eagleadmin@eaglecounty.us](mailto:eagleadmin@eaglecounty.us)

Matt Scherr, District 1  
Kathy Chandler-Henry, District 2  
Jeanne McQueeney, District 3

**ASSESSOR**

**Mark Chapin (970) 328-8640**  
Fax (970) 328-8667  
Email [assessor@eaglecounty.us](mailto:assessor@eaglecounty.us)

**CLERK & RECORDER**

**Regina O'Brien (970) 328-8710**  
Fax (970) 328-8716  
Email [recording@eaglecounty.us](mailto:recording@eaglecounty.us)

**CORONER**

**Kara Bettis (970) 328-8864**  
**(970) 479-2200 (Dispatch)**

**SHERIFF**

**James Van Beek (970) 328-8500**  
Email [info@sheriff.eagle.co.us](mailto:info@sheriff.eagle.co.us)

**SURVEYOR**

**Kelly Miller (970) 328-6020**

**TREASURER**

**Teak Simonton (970) 328-8860**  
Fax (970) 328-8879  
Email [treasurer@eaglecounty.us](mailto:treasurer@eaglecounty.us)