



**Abstract  
Of  
Assessments  
And Levies**

**Eagle County, Colorado  
For the Tax Year  
2018**



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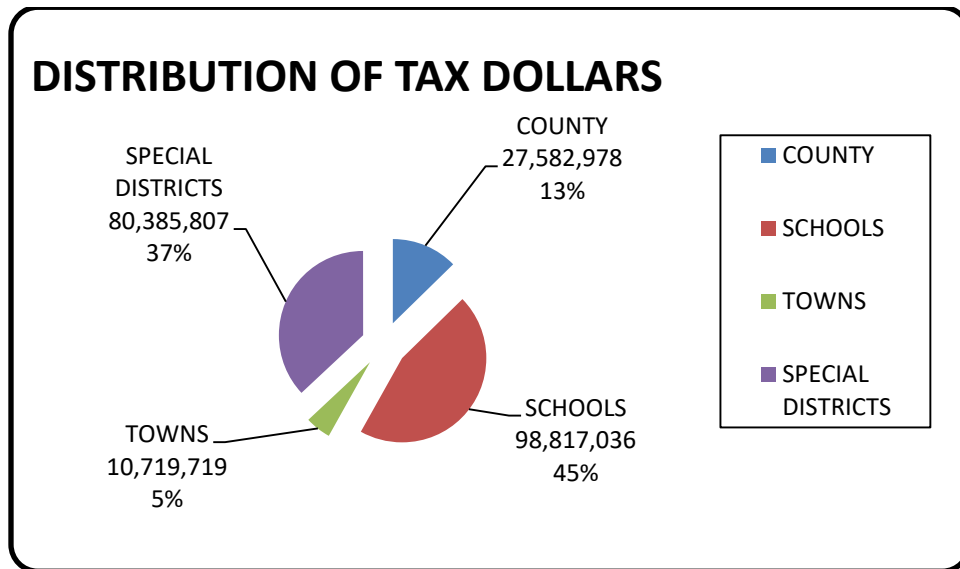
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership, valuations, and levies. We are happy to review individual property appraisal records with property owners.

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 2018 assessment rate for residential property as determined by the Colorado Legislature is 7.2%. 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

<b>Vacant Land</b>		
Land – Residential .....	\$ 55,075,200	
Land – Commercial .....	19,484,910	
Land – PUD .....	40,391,330	
Land – All Other .....	15,446,270	
<b>Total Vacant Land .....</b>		<b>\$ 130,397,710</b>
<b>Residential</b>		
Land – Improved .....	\$ 397,322,980	
Improvements .....	1,770,800,480	
<b>Total Residential .....</b>		<b>\$ 2,168,123,460</b>
<b>Commercial</b>		
Land - Improved .....	\$ 137,195,510	
Improvements .....	609,994,290	
Personal Property .....	90,094,530	
<b>Total Commercial .....</b>		<b>\$ 837,284,330</b>
<b>Industrial</b>		
Land - Improved .....	\$ 1,852,000	
Improvements .....	3,811,680	
Personal Property.....	4,342,190	
<b>Total Industrial .....</b>		<b>\$ 10,005,870</b>
<b>Agricultural</b>		
Irrigated Land .....	\$ 1,488,500	
Dry Farm Land .....	1,070	
Meadow Hay Land .....	794,390	
Grazing Land .....	1,333,130	
Forest Land .....	19,370	
Improvements .....	4,517,890	
Other Ag - Land and Improvements.....	22,150	
<b>Total Agricultural.....</b>		<b>\$ 8,176,500</b>
<b>Natural Resource</b>		
Earth and Stone/ Producing Mines.....	\$ 680,280	
Severed Minerals.....	1,470	
Improvements .....	13,310	
Personal Property .....	1,148,260	
<b>Total Natural Resource.....</b>		<b>\$ 1,843,320</b>
<b>Producing Mines</b>		
Personal Property.....		<b>\$ 343,120</b>
<b>State Assessed Properties</b>		
Total of all Properties .....		<b>\$ 89,263,800</b>
<b>Total Taxable Property .....</b>		<b>\$ 3,245,438,110</b>
<b>Exempt Properties</b>		
Total of all Properties .....		<b>\$ 269,485,260</b>
<b>Total of all Property in Eagle County .....</b>		<b>\$ 3,514,923,370</b>

**REVENUE REPORT - -**

	<i>Authority</i>	<i>Valuation</i>	<i>Levy</i>	<i>Revenue</i>
<b>Eagle County</b>				
1	General Fund	3,245,438,110	5.285	17,152,140
3	Road & Bridge	3,245,438,110	1.359	4,410,550
4	Public Welfare Fund	3,245,438,110	0.24	778,905
5	Capitol Expense Fund	3,245,438,110	0.061	197,972
10	Insurance	3,245,438,110	0.054	175,254
11	Open Space	3,245,438,110	1.5	4,868,157
	<b>County Totals</b>		8.499	27,582,978
<b>College</b>				
12	CMC, 012 - 014	3,245,438,110	3.997	12,972,016
<b>School Districts</b>				
15	Eagle County RE-50J	3,015,687,930	25.115	75,739,002
20	Roaring Fork RE-1	229,072,970	44.041	10,088,603
25	West Grand WG JT	677,210	25.716	17,415
	<b>School Totals</b>	3,245,438,110		85,845,020
<b>Incorporated Towns</b>				
30	Avon	230,386,270	8.956	2,063,339
31	Basalt	123,557,000	11.563	1,428,690
32	Eagle	128,489,130	2.423	311,329
33	Gypsum	138,637,530	5.094	706,220
34	Minturn	28,510,270	17.934	511,303
35	Red Cliff	3,873,540	33.878	131,228
36	Vail	1,179,828,300	4.719	5,567,610
	<b>Town Totals</b>	1,833,282,040		10,719,719
<b>Local Special Districts</b>				
37	Confluence Metro	40	0	0
38	Avon Station Metro	18,480,090	65.596	1,212,220
39	Mountain Vista Metro	4,354,070	26.153	113,872
41	Cedar Hill Cemetery	145,205,890	0.49	71,151
42	Eagle Cemetery	222,529,670	0.257	57,190
43	Minturn Cemetery	1,305,358,540	0.45	587,411
44	Eagle Ranch Metro	58,494,650	38	2,222,797
45	Cordillera Mtn Metro	19,913,790	45.195	900,004
46	Greater Eagle Fire	208,986,400	11.072	2,313,897
49	Basalt & Rural Fire	226,613,830	8.848	2,005,079
50	Gypsum Fire	137,057,660	10.538	1,444,314
52	Arrowhead Metro	106,742,870	18.5	1,974,743
53	Arrowhead Metro Debt	59,440	8.426	501
54	Beaver Creek Metro	347,137,660	24.874	8,634,702
55	Bellyache Ridge Metro	4,613,400	18.5	85,348
56	Berry Creek Metro	68,697,050	14.062	966,018
57	Eagle-Vail Metro	84,535,390	20.023	1,692,652
58	Vail Park & Rec	1,195,760,420	4.031	4,820,110
59	Edwards Metro	170,290,810	1.691	287,962
60	Mid-Valley Metro	116,522,450	0.289	33,675
61	Cascade Village Metro	71,350,850	8.074	576,087
62	W.E.C. Metro Rec	695,402,450	3.65	2,538,219
63	Cordillera Metro	76,496,570	24.733	1,891,990
65	Cotton Ranch Metro	13,215,680	44.533	588,534
66	Smith Creek Metro	209,640	0	0
67	Bachelor Gulch Metro	157,552,680	13	2,048,185
68	Horse Mtn Ranch Metro	2,069,390	16.583	34,317

	<i>Authority</i>	<i>Assessed Valuation</i>	<i>Mill Levy</i>	<i>Revenue</i>
69	Eagle River Water & San	2,464,979,470	0.815	2,008,958
70	Basalt Sanitation	48,089,390	2.669	128,351
71	Eagle Sanitation	62,451,440	0	0
74	Basalt Water Cons Dist	213,839,780	0.039	8,340
76	Colo River Water Cons	3,070,862,770	0.256	786,141
78	Lake Creek Metro	15,748,150	10.458	164,694
85	E.R.W.&S. Water Subdstrct	1,195,695,100	1.303	1,557,991
87	Red Sky Ranch Metro	17,687,330	64	1,131,989
88	Holland Creek Metro	44,220	45	1,990
90	E.C. Conservation	2,800,128,850	0	0
91	Mt. Sopris Conservation	9,527,640	0	0
92	Basalt Regional Library	226,613,830	5.89	1,334,755
93	Traer Creek Metro	42,250	0	0
94	Eagle Valley Library	1,838,995,980	2.75	5,057,239
95	Village Metro	14,269,910	50	713,495
96	E.C. Health Service	3,017,650,950	2.766	8,346,823
97	Two Rivers Metro	4,424,800	40	176,992
100	Eagle River Fire	1,036,573,050	10.226	10,599,996
101	Buckhorn Valley Metro #2	9,629,890	60.875	586,219
102	Buckhorn Valley Metro #1	34,670	0	0
104	Siena Lake Metro	483,580	50	24,179
105	Chatfield Corners Metro	7,552,630	38.35	289,643
106	Cordillera Valley Club Metro	19,293,760	25	482,344
107	Cordillera Metro Consolidated	94,611,250	44.284	4,189,765
108	Crown Mtn Park & Recreation	224,261,790	4.126	925,304
112	Valagua Metro Dist	3,730,220	66.39	247,649
113	Vail Lionshead TIF	216,549,720	0	0
114	Vail Square Metro 1	90	0	0
115	Vail Square Metro 2	24,312,790	35	850,948
116	Vail Square Metro 3	13,997,810	21.875	306,202
117	Eagle River Station	77,020	0	0
118	Avon Center West TIF	68,602,690	0	0
121	Solaris #1	10,910	0	0
122	Solaris #2	31,544,280	64.938	2,048,422
123	Solaris #3	8,025,400	60	481,524
126	Ruedi Shores Metro	1,982,640	95	188,351
127	Avon General Improvement District	2,970,170	14.005	41,597
128	Minturn General Improvement District	95,460	0	0
129	Tower Center Metro	13,820	0	0
131	Airport Commerce Center Metro	1,310,580	50	65,529
132	East Eagle TIF	77,020	0	0
133	Timber Springs Metro	1,799,990	0	0
136	Haymeadow Metro 1	39,770	50	1,989
137	Haymeadow Metro 2	13,700	50	685
138	Haymeadow Metro 3	40,950	50	2,048
139	Haymeadow Metro 4	23,160	50	1,158
140	Haymeadow Metro 5	53,920	50	2,696
141	Haymeadow Metro 6	40	0	0
143	Edwards Metro West End	797,500	0	0
145	Roaring Fork Transp Auth	230,751,410	2.249	518,960
146	Tree Farm Metro	263,620	45	11,863
	<b>Special Districts Total</b>			80,385,807
	<b>Total Taxes to be Collected</b>			217,505,540

## **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.

**March 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 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 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 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 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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