



**Abstract  
Of  
Assessments  
And Levies**

**Eagle County, Colorado  
For the Tax Year  
2019**



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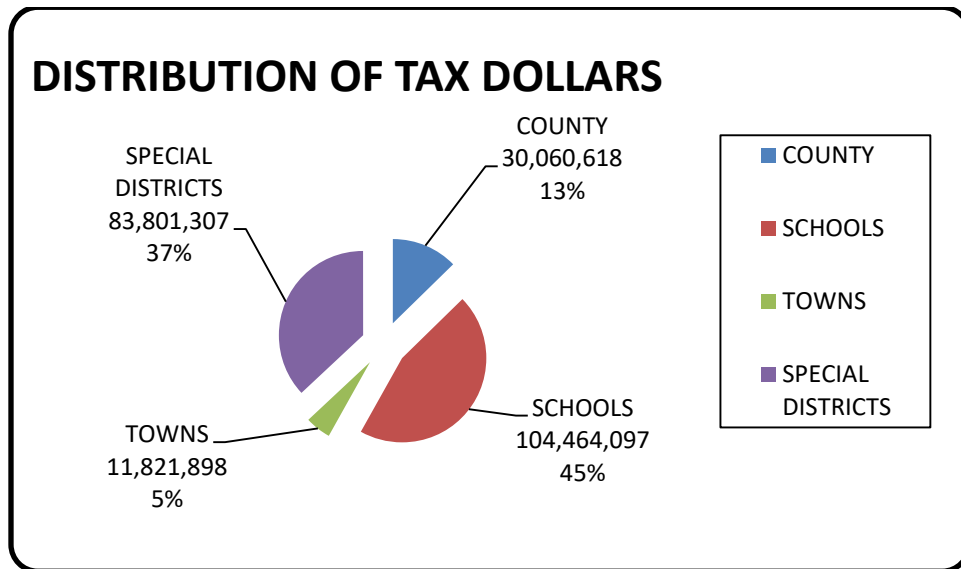
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership, valuations, and levies. We are happy to review individual property appraisal records with property owners.

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 2019 assessment rate for residential property as determined by the Colorado Legislature is 7.15%. 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 .....	\$ 57,312,950	
Land – Commercial .....	21,855,430	
Land – PUD .....	42,696,970	
Land – All Other .....	17,286,400	
<b>Total Vacant Land .....</b>		<b>\$ 139,151,750</b>
<b>Residential</b>		
Land – Improved .....	\$ 455,435,460	
Improvements .....	1,908,830,160	
<b>Total Residential .....</b>		<b>\$ 2,364,265,620</b>
<b>Commercial</b>		
Land - Improved .....	\$ 155,203,770	
Improvements .....	678,424,050	
Personal Property .....	90,555,250	
<b>Total Commercial .....</b>		<b>\$ 924,183,070</b>
<b>Industrial</b>		
Land - Improved .....	\$ 1,943,320	
Improvements .....	3,847,930	
Personal Property.....	4,506,870	
<b>Total Industrial .....</b>		<b>\$ 10,298,120</b>
<b>Agricultural</b>		
Irrigated Land .....	\$ 1,228,960	
Dry Farm Land .....	1,110	
Meadow Hay Land .....	789,150	
Grazing Land .....	1,413,450	
Forest Land .....	19,920	
Improvements .....	4,923,440	
Other Ag - Land and Improvements.....	21,260	
<b>Total Agricultural.....</b>		<b>\$ 8,397,290</b>
<b>Natural Resource</b>		
Earth and Stone/ Producing Mines.....	\$ 671,550	
Severed Minerals.....	1,470	
Improvements .....	13,310	
Personal Property .....	1,385,020	
<b>Total Natural Resource.....</b>		<b>\$ 2,071,350</b>
<b>Producing Mines</b>		
Personal Property.....		<b>\$ 300,580</b>
<b>State Assessed Properties</b>		
Total of all Properties .....		<b>\$ 88,291,700</b>
<b>Total Taxable Property .....</b>		<b>\$ 3,536,959,480</b>
<b>Exempt Properties</b>		
Total of all Properties .....		<b>\$ 288,260,650</b>
<b>Total of all Property in Eagle County .....</b>		<b>\$ 3,825,220,130</b>

**REVENUE REPORT - -**

	<b>Authority</b>	<b>Valuation</b>	<b>Levy</b>	<b>Revenue</b>
<b>Eagle County</b>				
1	General Fund	3,536,959,480	4.59	16,234,644
3	Road & Bridge	3,536,959,480	1.359	4,806,728
4	Public Welfare Fund	3,536,959,480	0.935	3,307,057
10	Insurance	3,536,959,480	0.115	406,750
11	Open Space	3,536,959,480	1.5	5,305,439
	<b>County Totals</b>		8.499	30,060,618
<b>College</b>				
12	CMC, 012 - 014	3,536,959,480	4.013	14,193,818
<b>School Districts</b>				
15	Eagle County RE-50J	3,293,336,580	24.24	79,830,479
20	Roaring Fork RE-1	242,901,590	42.903	10,421,207
25	West Grand WG JT	721,310	25.777	18,593
	<b>School Totals</b>	3,536,959,480		90,270,279
<b>Incorporated Towns</b>				
30	Avon	252,640,660	8.956	2,262,650
31	Basalt	134,260,490	11.052	1,483,847
32	Eagle	148,488,540	2.265	336,327
33	Gypsum	153,388,810	5.094	781,363
34	Minturn	30,313,200	17.934	543,637
35	Red Cliff	5,101,930	33.878	172,843
36	Vail	1,324,539,750	4.712	6,241,231
	<b>Town Totals</b>	2,048,733,380		11,821,898
<b>Local Special Districts</b>				
37	Confluence Metro	60	0	0
38	Avon Station Metro	23,042,930	65.572	1,510,971
39	Mountain Vista Metro	5,366,250	26.354	141,422
41	Cedar Hill Cemetery	157,514,990	0.49	77,182
42	Eagle Cemetery	246,547,980	0.243	59,911
43	Minturn Cemetery	1,464,434,820	0.45	658,996
44	Eagle Ranch Metro	66,720,850	35	2,335,230
45	Cordillera Mtn Metro	19,027,630	39.154	745,008
46	Greater Eagle Fire	235,572,060	11.049	2,602,836
49	Basalt & Rural Fire	240,367,640	8.981	2,158,742
50	Gypsum Fire	148,823,630	10.548	1,569,792
52	Arrowhead Metro	115,637,620	17	1,965,840
53	Arrowhead Metro Debt	69,700	6.926	483
54	Beaver Creek Metro	353,775,380	23.956	8,475,043
55	Bellyache Ridge Metro	4,647,650	18.5	85,982
56	Berry Creek Metro	77,732,080	13.463	1,046,507
57	Eagle-Vail Metro	98,330,310	19.258	1,893,645
58	Vail Park & Rec	1,346,017,910	4.03	5,424,452
59	Edwards Metro	181,395,420	1.691	306,740
60	Mid-Valley Metro	129,201,580	0.277	35,789
61	Cascade Village Metro	71,689,290	5.657	405,546
62	Mountain Recreation District	744,656,480	3.65	2,717,996
63	Cordillera Metro	73,789,960	13.552	1,000,002
65	Cotton Ranch Metro	14,830,750	44.822	664,744
66	Smith Creek Metro	410,210	0	0
67	Bachelor Gulch Metro	164,565,920	12	1,974,791
68	Horse Mtn Ranch Metro	2,607,570	16.729	43,622

	<b>Authority</b>	<b>Assessed Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
69	Eagle River Water & San	2,693,787,990	0.766	2,063,442
70	Basalt Sanitation	48,745,220	2.598	126,640
74	Basalt Water Cons Dist	227,741,680	0.036	8,199
76	Colo River Water Cons	3,362,258,110	0.235	790,131
78	Lake Creek Metro	16,510,100	10.458	172,663
85	E.R.W.&S. Water Subdstrct	1,345,949,240	1.193	1,605,717
87	Red Sky Ranch Metro	16,894,140	59	996,754
88	Holland Creek Metro	64,430	45	2,899
90	E.C. Conservation	3,071,884,560	0	0
91	Mt. Sopris Conservation	9,978,510	0	0
92	Basalt Regional Library	240,367,640	5.882	1,413,842
93	Traer Creek Metro	61,560	0	0
94	Eagle Valley Library	1,972,052,090	2.763	5,448,780
95	Village Metro	14,577,780	50	728,889
96	E.C. Health Service	3,295,377,890	2.781	9,164,446
97	Two Rivers Metro	5,626,850	20	112,537
100	Eagle River Fire	1,114,128,280	9.766	10,880,577
101	Buckhorn Valley Metro #2	11,179,950	61.301	685,342
102	Buckhorn Valley Metro #1	36,850	0	0
104	Siena Lake Metro	579,250	50	28,962
105	Chatfield Corners Metro	8,036,240	37.228	299,173
106	Cordillera Valley Club Metro	20,777,680	23.5	488,275
107	Cordillera Metro Consolidated	90,695,930	48.736	4,420,157
108	Crown Mtn Park & Recreation	238,078,640	4.011	954,933
112	Valagua Metro Dist	4,472,370	66.308	296,554
113	Vail Lionshead TIF	253,332,420	0	0
114	Vail Square Metro 1	370	0	0
115	Vail Square Metro 2	27,824,870	35	973,870
116	Vail Square Metro 3	29,787,850	21.875	651,609
117	Eagle River Station	77,960	0	0
118	Avon Center West TIF	78,596,310	0	0
121	Solaris #1	11,660	0	0
122	Solaris #2	32,218,330	65.3	2,103,857
123	Solaris #3	8,512,280	60	510,737
126	Ruedi Shores Metro	2,281,110	84	191,613
127	Avon General Improvement District	2,739,130	15.186	41,596
128	Minturn General Improvement District	546,630	0	0
129	Tower Center Metro	12,200	0	0
131	Airport Commerce Center Metro	1,416,620	50	70,831
132	East Eagle TIF	77,960	0	0
133	Timber Springs Metro	2,122,510	0	0
136	Haymeadow Metro 1	28,190	50	1,410
137	Haymeadow Metro 2	12,240	50	612
138	Haymeadow Metro 3	32,120	50	1,606
139	Haymeadow Metro 4	20,450	50	1,022
140	Haymeadow Metro 5	47,610	50	2,380
141	Haymeadow Metro 6	40	0	0
143	Edwards Metro West End	803,710	0	0
145	Roaring Fork Transp Auth	244,829,560	2.65	648,798
146	Tree Farm Metro	248,490	45	11,182
	<b>Special Districts Total</b>			<b>83,801,307</b>
	<b>Total Taxes to be Collected</b>			<b>230,147,920</b>

## **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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