



**Abstract  
Of  
Assessments  
And Levies**

**Eagle County, Colorado  
For the Tax Year  
2020**



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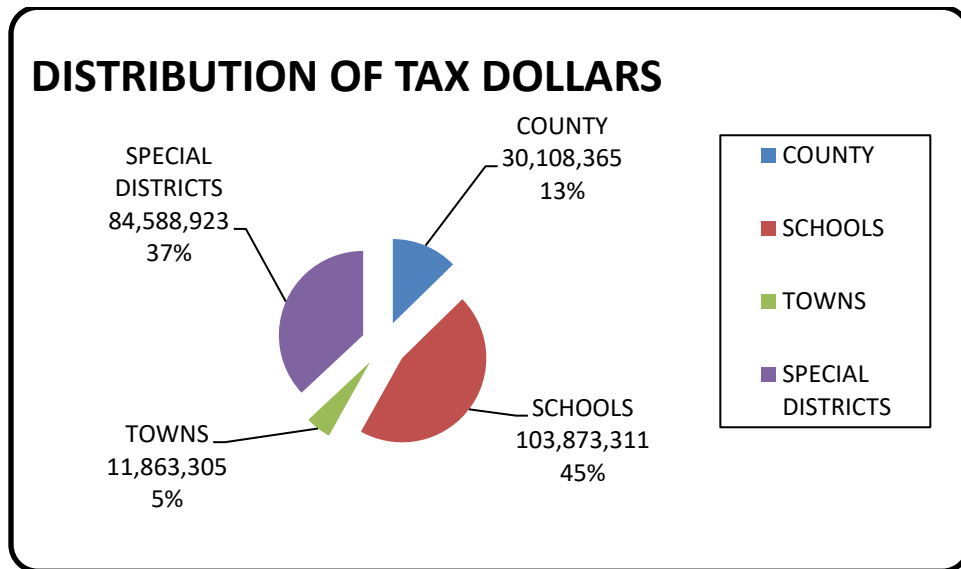
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership, valuations, and levies. We are happy to review individual property appraisal records with property owners.

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 2020 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 .....	\$ 50,643,960	
Land – Commercial .....	21,016,730	
Land – PUD .....	44,411,840	
Land – All Other .....	16,498,840	
<b>Total Vacant Land .....</b>		<b>\$ 132,571,370</b>
<b>Residential</b>		
Land – Improved .....	\$ 458,842,040	
Improvements .....	1,932,712,090	
<b>Total Residential .....</b>		<b>\$ 2,391,554,130</b>
<b>Commercial</b>		
Land - Improved .....	\$ 152,655,480	
Improvements .....	664,021,100	
Personal Property .....	91,327,890	
<b>Total Commercial .....</b>		<b>\$ 908,004,470</b>
<b>Industrial</b>		
Land - Improved .....	\$ 1,943,320	
Improvements .....	3,847,930	
Personal Property.....	3,901,420	
<b>Total Industrial .....</b>		<b>\$ 9,692,670</b>
<b>Agricultural</b>		
Irrigated Land .....	\$ 1,100,130	
Dry Farm Land .....	650	
Meadow Hay Land .....	786,050	
Grazing Land .....	1,415,890	
Forest Land .....	19,920	
Improvements .....	4,785,830	
Other Ag - Land and Improvements.....	19,700	
<b>Total Agricultural.....</b>		<b>\$ 8,128,170</b>
<b>Natural Resource</b>		
Earth and Stone/ Producing Mines.....	\$ 814,580	
Severed Minerals.....	1,470	
Improvements .....	13,310	
Personal Property .....	1,370,760	
<b>Total Natural Resource.....</b>		<b>\$ 2,200,120</b>
<b>Producing Mines</b>		
Personal Property.....		<b>\$ 238,680</b>
<b>State Assessed Properties</b>		
Total of all Properties .....		<b>\$ 90,187,700</b>
<b>Total Taxable Property .....</b>		<b>\$ 3,542,577,310</b>
<b>Exempt Properties</b>		
Total of all Properties .....		<b>\$ 296,185,420</b>
<b>Total of all Property in Eagle County .....</b>		
		<b>\$ 3,838,762,730</b>

**REVENUE REPORT - -**

<b>Authority</b>		<b>Valuation</b>	<b>Levy</b>	<b>Revenue</b>
<b>Eagle County</b>				
1	General Fund	3,542,577,310	4.485	15,888,459
3	Road & Bridge	3,542,577,310	1.359	4,814,363
4	Public Welfare Fund	3,542,577,310	1.02	3,613,429
10	Insurance	3,542,577,310	0.135	478,248
11	Open Space	3,542,577,310	1.5	5,313,866
<b>County Totals</b>			8.499	30,108,365
<b>College</b>				
12	CMC, 012 - 014	3,542,577,310	4.013	14,216,363
<b>School Districts</b>				
15	Eagle County RE-50J	3,297,448,820	24.069	79,366,296
20	Roaring Fork RE-1	244,403,610	42.03	10,272,284
25	West Grand WG JT	724,880	25.34	18,368
<b>School Totals</b>				89,656,948
<b>Incorporated Towns</b>				
30	Avon	253,999,770	8.956	2,274,822
31	Basalt	134,729,420	10.891	1,467,338
32	Eagle	154,154,310	2.333	359,642
33	Gypsum	155,351,130	5.094	791,359
34	Minturn	30,529,300	17.934	547,512
35	Red Cliff	5,223,750	33.878	176,970
36	Vail	1,328,581,540	4.701	6,245,662
<b>Town Totals</b>				11,863,305
<b>Local Special Districts</b>				
37	Confluence Metro	60	0	0
38	Avon Station Metro	24,238,250	65.78	1,594,392
39	Mountain Vista Metro	5,355,730	9.25	49,541
41	Cedar Hill Cemetery	159,244,360	0.49	78,030
42	Eagle Cemetery	253,685,110	0.246	62,407
43	Minturn Cemetery	1,464,783,100	0.45	659,152
44	Eagle Ranch Metro	67,564,620	35	2,364,762
45	Cordillera Mtn Metro	18,948,510	39.154	741,910
46	Greater Eagle Fire	243,065,400	11.057	2,687,574
49	Basalt & Rural Fire	241,819,830	8.781	2,123,420
50	Gypsum Fire	150,845,140	10.524	1,587,494
52	Arrowhead Metro	116,432,580	17	1,979,354
53	Arrowhead Metro Debt	69,980	6.926	485
54	Beaver Creek Metro	346,037,390	25.373	8,780,007
55	Bellyache Ridge Metro	4,626,680	18.5	85,594
56	Berry Creek Metro	77,992,570	13.462	1,049,936
57	Eagle-Vail Metro	98,311,290	19.284	1,895,835
58	Vail Park & Rec	1,350,105,760	3.787	5,112,851
59	Edwards Metro	182,659,670	1.691	308,878
60	Mid-Valley Metro	131,030,160	0.289	37,868
61	Cascade Village Metro	71,530,830	5.685	406,653
62	Mountain Recreation District	750,097,830	3.65	2,737,857
63	Cordillera Metro	73,966,590	13.552	1,002,395
65	Cotton Ranch Metro	15,450,650	44.913	693,935
66	Smith Creek Metro (Inactive)	409,920	0	0
67	Bachelor Gulch Metro	164,010,150	12	1,968,122
68	Horse Mtn Ranch Metro	2,611,580	16.846	43,995

	<b>Authority</b>	<b>Assessed Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
69	Eagle River Water & San	2,691,723,950	0.766	2,061,861
70	Basalt Sanitation	48,392,970	2.434	117,788
74	Basalt Water Cons Dist	229,596,950	0.037	8,495
76	Colo River Water Cons	3,365,705,450	0.502	1,689,584
78	Lake Creek Metro	16,713,670	10.458	174,792
85	E.R.W.&S. Water Subdstrct	1,350,229,550	1.209	1,632,428
87	Red Sky Ranch Metro	16,662,620	59	983,095
88	Holland Creek Metro	64,430	45	2,899
90	E.C. Conservation	3,072,992,060	0	0
91	Mt. Sopris Conservation	9,974,590	0	0
92	Basalt Regional Library	241,819,830	5.942	1,436,893
93	Traer Creek Metro	61,560	0	0
94	Eagle Valley Library	1,972,175,940	2.763	5,449,122
95	Village Metro	14,838,100	15	222,572
96	E.C. Health Service	3,299,598,230	2.755	9,090,393
97	Two Rivers Metro	6,026,360	20	120,527
100	Eagle River Fire	1,116,252,990	10.023	11,188,204
101	Buckhorn Valley Metro #2	12,485,990	61.299	765,379
102	Buckhorn Valley Metro #1	36,850	0	0
104	Siena Lake Metro	578,730	50	28,936
105	Chatfield Corners Metro	8,068,000	34.491	278,273
106	Cordillera Valley Club Metro	21,241,100	23.5	499,166
107	Cordillera Metro Consolidated	91,098,490	48.736	4,439,776
108	Crown Mtn Park & Recreation	239,525,790	4.032	965,768
112	Valagua Metro Dist	4,461,980	66.311	295,878
113	Vail Lionshead TIF	252,718,220	0	0
114	Vail Square Metro 1	370	0	0
115	Vail Square Metro 2	27,762,620	35	971,692
116	Vail Square Metro 3	29,729,500	21.875	650,333
117	Eagle River Station	77,930	0	0
118	Avon Center West TIF	79,984,990	0	0
121	Solaris #1	11,660	0	0
122	Solaris #2	32,177,050	53.419	1,718,866
123	Solaris #3	8,516,620	60	510,997
126	Ruedi Shores Metro	2,295,260	84	192,802
127	Avon General Improvement District	2,764,110	15.186	41,976
128	Minturn General Improvement District	568,990	0	0
129	Tower Center Metro	12,200	0	0
131	Airport Commerce Center Metro	1,415,130	50	70,756
132	East Eagle TIF	77,930	0	0
133	Timber Springs Metro	1,816,610	0	0
136	Haymeadow Metro 1	980,860	50	49,043
137	Haymeadow Metro 2	676,140	50	33,807
138	Haymeadow Metro 3	991,830	50	49,592
139	Haymeadow Metro 4	710,770	50	35,538
140	Haymeadow Metro 5	1,667,600	50	83,380
141	Haymeadow Metro 6	2,230	0	0
143	Edwards Metro West End	803,710	0	0
145	Roaring Fork Transp Auth	245,727,310	2.65	651,177
146	Tree Farm Metro	548,620	45	24,688
	<b>Special Districts Total</b>			84,588,923
	<b>Total Taxes to be Collected</b>			230,433,900

## **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**, 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 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. Applications received or bearing postmark on or before July 15 are considered timely filed. The Assessor must accept late applications through August 15.

**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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