



**Abstract  
Of  
Assessments  
And Levies**

**Eagle County, Colorado  
For the Tax Year  
2021**



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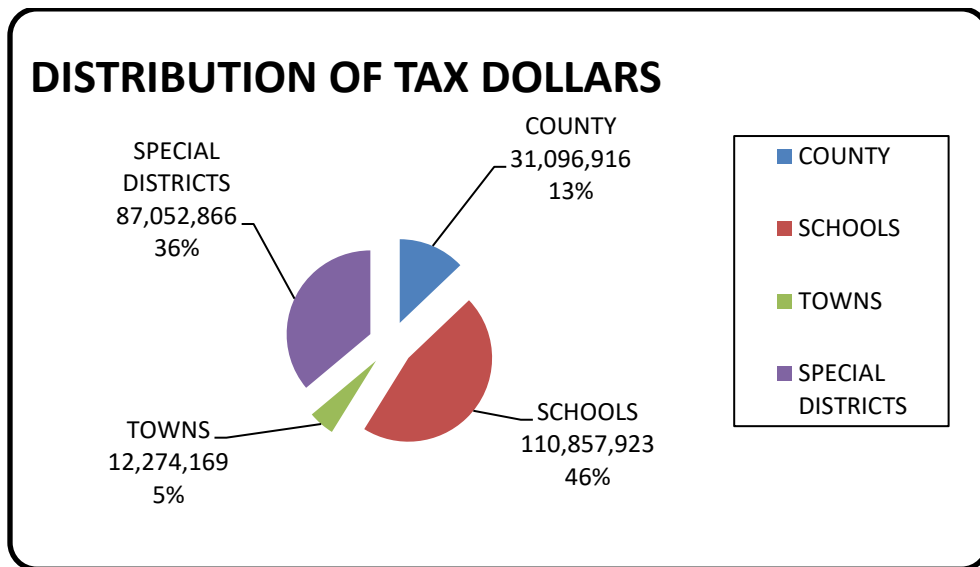
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership, valuations, and levies. We are happy to review individual property appraisal records with property owners.

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 2021 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 .....	\$ 52,508,540	
Land – Commercial .....	32,835,470	
Land – PUD .....	40,194,270	
Land – All Other .....	20,300,080	
<b>Total Vacant Land .....</b>		<b>\$ 145,838,360</b>
<b>Residential</b>		
Land – Improved .....	\$ 482,181,040	
Improvements .....	2,080,715,900	
<b>Total Residential .....</b>		<b>\$ 2,562,896,940</b>
<b>Commercial</b>		
Land - Improved .....	\$ 159,140,600	
Improvements .....	584,585,700	
Personal Property .....	86,877,650	
<b>Total Commercial .....</b>		<b>\$ 830,603,950</b>
<b>Industrial</b>		
Land - Improved .....	\$ 1,953,490	
Improvements .....	3,848,250	
Personal Property.....	4,444,480	
<b>Total Industrial .....</b>		<b>\$ 10,246,220</b>
<b>Agricultural</b>		
Irrigated Land .....	\$ 1,328,910	
Dry Farm Land .....	680	
Meadow Hay Land .....	820,270	
Grazing Land .....	1,471,730	
Forest Land .....	20,750	
Improvements .....	5,269,280	
Other Ag - Land and Improvements.....	21,040	
<b>Total Agricultural.....</b>		<b>\$ 8,932,660</b>
<b>Natural Resource</b>		
Earth and Stone/ Producing Mines.....	\$ 609,920	
Severed Minerals.....	1,470	
Improvements .....	18,620	
Personal Property .....	1,818,300	
<b>Total Natural Resource.....</b>		<b>\$ 2,448,310</b>
<b>Producing Mines</b>		
Personal Property.....		<b>\$ 200,870</b>
<b>State Assessed Properties</b>		
Total of all Properties .....		<b>\$ 97,723,800</b>
<b>Total Taxable Property .....</b>		<b>\$ 3,658,891,110</b>
<b>Exempt Properties</b>		
Total of all Properties .....		<b>\$ 313,406,940</b>
<b>Total of all Property in Eagle County .....</b>		
		<b>\$ 3,972,298,050</b>

**REVENUE REPORT - -**

<b>Authority</b>		<b>Valuation</b>	<b>Levy</b>	<b>Revenue</b>
<b>Eagle County</b>				
1	General Fund	3,658,891,110	4.475	16,373,538
3	Road & Bridge	3,658,891,110	1.359	4,972,433
4	Public Welfare Fund	3,658,891,110	1	3,658,891
10	Insurance	3,658,891,110	0.165	603,717
11	Open Space	3,658,891,110	1.5	5,488,337
	<b>County Totals</b>		8.499	31,096,916
<b>College</b>				
12	CMC	3,657,756,790	4.013	14,678,578
<b>School Districts</b>				
15	Eagle County RE-50J	3,383,349,080	24.649	83,396,171
20	Roaring Fork RE-1	274,407,710	46.462	12,749,531
25	West Grand WG JT	1,134,320	29.659	33,643
	<b>School Totals</b>	3,658,891,110		96,179,345
<b>Incorporated Towns</b>				
30	Avon	264,255,860	8.956	2,366,675
31	Basalt	150,343,510	10.391	1,562,219
32	Eagle	167,541,130	2.301	385,512
33	Gypsum	184,358,910	5.094	939,124
34	Minturn	32,922,710	17.934	590,436
35	Red Cliff	6,014,760	33.878	203,768
36	Vail	1,314,703,400	4.736	6,226,435
	<b>Town Totals</b>	2,120,140,280		12,274,169
<b>Local Special Districts</b>				
37	Confluence Metro	1,509,280	23	34,713
38	Avon Station Metro	26,954,890	66.295	1,786,974
39	Mountain Vista Metro	5,534,860	9.25	51,197
41	Cedar Hill Cemetery	184,042,390	0.49	90,181
42	Eagle Cemetery	282,312,550	0.241	68,037
43	Minturn Cemetery	1,448,119,330	0.45	651,654
44	Eagle Ranch Metro	75,610,850	31	2,343,936
45	Cordillera Mtn Metro	19,039,100	29.938	569,993
46	Greater Eagle Fire	270,794,620	11.26	3,049,147
49	Basalt & Rural Fire	271,560,910	8.8	2,389,736
50	Gypsum Fire	175,863,790	10.57	1,858,880
52	Arrowhead Metro	124,965,150	14.5	1,811,995
53	Arrowhead Metro Debt	73,780	4.426	327
54	Beaver Creek Metro	329,711,800	27.935	9,210,499
55	Bellyache Ridge Metro	5,348,290	18.5	98,943
56	Berry Creek Metro	81,688,360	13.136	1,073,058
57	Eagle-Vail Metro	103,918,780	18.216	1,892,984
58	Vail Park & Rec	1,336,976,340	3.818	5,104,576
59	Edwards Metro	201,113,620	1.691	340,083
60	Mid-Valley Metro	151,001,780	0.274	41,374
61	Cascade Village Metro	68,777,720	5.807	399,392
62	Mountain Recreation District	846,952,980	3.65	3,091,378
63	Cordillera Metro	84,993,090	11.242	955,492
65	Cotton Ranch Metro	16,468,230	37.345	615,006
66	Smith Creek Metro (Inactive)	410,150	0	0
67	Bachelor Gulch Metro	163,255,760	9	1,469,302
68	Horse Mtn Ranch Metro	2,903,500	16.897	49,060

	<b>Authority</b>	<b>Assessed Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
69	Eagle River Water & San	2,718,165,610	0.759	2,063,088
70	Basalt Sanitation	54,311,260	2.453	133,226
74	Basalt Water Cons Dist	258,930,760	0.035	9,063
76	Colo River Water Cons	3,478,313,080	0.501	1,742,635
78	Lake Creek Metro	18,809,110	10.458	196,706
85	E.R.W.&S. Water Subdstrct	1,337,109,140	1.235	1,651,330
87	Red Sky Ranch Metro	17,674,560	59	1,042,799
88	Holland Creek Metro	64,430	45	2,899
90	E.C. Conservation	3,151,666,090	0	0
91	Mt. Sopris Conservation	10,779,370	0	0
92	Basalt Regional Library	271,560,910	5.363	1,456,381
93	Traer Creek Metro	61,560	0	0
94	Eagle Valley Library	2,072,626,800	2.763	5,726,668
95	Village Metro	16,635,960	15	249,539
96	E.C. Health Service	3,386,133,630	2.774	9,393,135
97	Two Rivers Metro	6,641,780	20	132,836
100	Eagle River Fire	1,181,958,490	9.703	11,468,543
101	Buckhorn Valley Metro #2	13,851,090	61.299	849,058
102	Buckhorn Valley Metro #1	36,850	0	0
104	Siena Lake Metro	865,950	50	43,298
105	Chatfield Corners Metro	8,245,390	34.065	280,879
106	Cordillera Valley Club Metro	25,760,530	21	540,971
107	Cordillera Metro Consolidated	102,261,540	46.039	4,708,019
108	Crown Mtn Park & Recreation	269,177,620	3.969	1,068,366
112	Valagua Metro Dist	4,471,640	66.655	298,057
113	Vail Lionshead TIF	231,261,240	0	0
114	Vail Square Metro 1	370	0	0
115	Vail Square Metro 2	28,480,270	35	996,809
116	Vail Square Metro 3	24,072,600	21.875	526,588
117	Eagle River Station	91,370	0	0
118	Avon Center West TIF	84,120,280	0	0
121	Solaris #1	11,660	0	0
122	Solaris #2	31,542,490	55.278	1,743,606
123	Solaris #3	7,104,950	34.4	244,410
126	Ruedi Shores Metro	2,420,600	79	191,227
127	Avon General Improvement District	3,029,370	15.186	46,004
128	Minturn General Improvement District	573,020	0	0
129	Tower Center Metro	193,410	0	0
131	Airport Commerce Center Metro	3,613,300	50	180,665
133	Timber Springs Metro	1,770,650	0	0
136	Haymeadow Metro 1	246,910	50	12,346
137	Haymeadow Metro 2	21,430	50	1,072
138	Haymeadow Metro 3	56,540	50	2,827
139	Haymeadow Metro 4	22,530	50	1,126
140	Haymeadow Metro 5	52,850	50	2,642
141	Haymeadow Metro 6	2,870	0	0
143	Edwards Metro West End	803,710	0	0
145	Roaring Fork Transp Auth	275,829,530	2.65	730,948
146	Tree Farm Metro	4,485,350	45	201,841
147	Avon Station Metro Debt Srvc	1,509,220	43.295	65,342
148	Eagle Downtown Development Auth	5,475,910	0	0
	<b>Special Districts Total</b>			87,052,866
	<b>Total Taxes to be Collected</b>			241,281,874

## 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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