



**Abstract  
Of  
Assessments  
And Levies**

**Eagle County, Colorado  
For the Tax Year  
2022**



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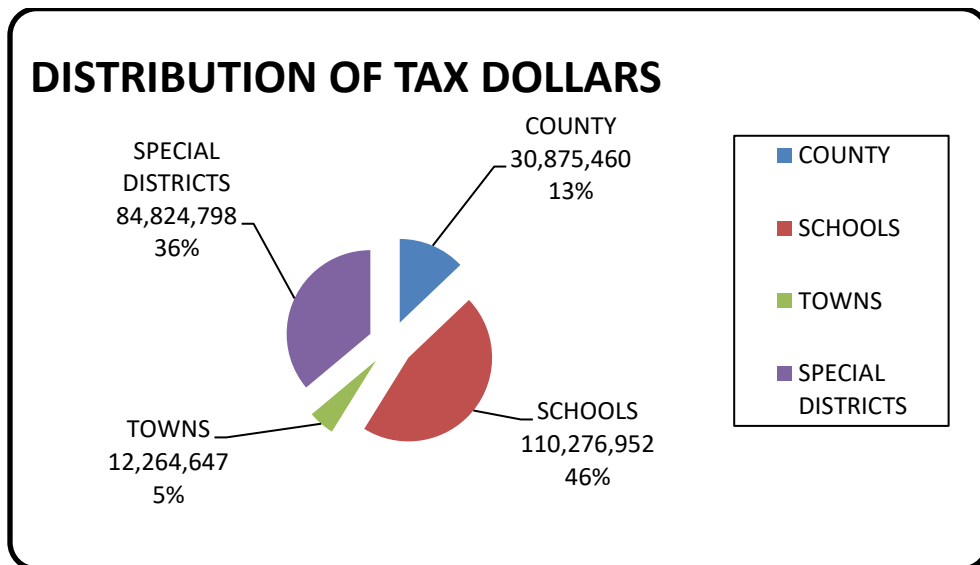
The Eagle County Assessor's Office staff is available to answer all questions concerning ownership, valuations, and levies. We are happy to review individual property appraisal records with property owners.

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 2022 assessment rate for residential property as determined by the Colorado Legislature is 6.95%, multi-family 6.80, renewable energy and agricultural property is 26.4%. Generally, all other property including commercial/industrial and vacant land area 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 .....	\$ 55,342,180	
Land – Commercial .....	30,088,890	
Land – PUD .....	43,411,550,	
Land – All Other .....	21,574,080	
<b>Total Vacant Land .....</b>		<b>\$ 150,416,700</b>
<b>Residential</b>		
Land – Improved .....	\$ 470,253,210	
Improvements .....	2,045,102,480	
<b>Total Residential .....</b>		<b>\$ 2,515,355,690</b>
<b>Commercial</b>		
Land - Improved .....	\$ 164,491,900	
Improvements .....	592,159,840	
Personal Property .....	87,290,270	
<b>Total Commercial .....</b>		<b>\$ 843,942,010</b>
<b>Industrial</b>		
Land - Improved .....	\$ 1,953,490	
Improvements .....	3,848,250	
Personal Property.....	4,441,520	
<b>Total Industrial .....</b>		<b>\$ 10,243,260</b>
<b>Agricultural</b>		
Irrigated Land .....	\$ 1,181,210	
Dry Farm Land .....	620	
Meadow Hay Land .....	746,230	
Grazing Land .....	1,332,830	
Forest Land .....	9,680	
Improvements .....	4,737,340	
Other Ag - Land and Improvements.....	18,600	
<b>Total Agricultural.....</b>		<b>\$ 8,026,510</b>
<b>Natural Resource</b>		
Earth and Stone/ Producing Mines.....	\$ 573,810	
Severed Minerals.....	1,470	
Improvements .....	18,620	
Personal Property .....	2,008,450	
<b>Total Natural Resource.....</b>		<b>\$ 2,602,350</b>
<b>Producing Mines</b>		
Personal Property.....		<b>\$ 161,920</b>
<b>State Assessed Properties</b>		
Total of all Properties .....		<b>\$ 102,086,000</b>
<b>Total Taxable Property .....</b>		<b>\$ 3,632,834,</b>
<b>Exempt Properties</b>		
Total of all Properties .....		<b>\$ 315,547,270</b>
<b>Total of all Property in</b>		
<b>Eagle County .....</b>		<b>\$ 3,948,381,710</b>

**REVENUE REPORT - -**

<b>Authority</b>		<b>Assessed Valuation</b>	<b>Mill Levy</b>	<b>Revenue</b>
<b>Eagle County</b>				
1	General Fund	3,632,834,440	4.475	16,256,934
3	Road & Bridge	3,632,834,440	1.359	4,937,022
4	Public Welfare Fund	3,632,834,440	1	3,632,834
10	Insurance	3,632,834,440	0.165	599,418
11	Open Space	3,632,834,440	1.5	5,449,252
<b>County Totals</b>			8.499	30,875,460
<b>College</b>				
12	CMC	3,631,761,170	4.085	14,835,744
<b>School Districts</b>				
15	Eagle County RE-50J	3,355,626,230	24.532	82,320,223
20	Roaring Fork RE-1	276,134,940	47.4	13,088,796
25	West Grand WG JT	1,073,270	29.991	32,188
<b>School Totals</b>				95,441,207
<b>Incorporated Towns</b>				
30	Avon	261,835,040	8.956	2,344,995
31	Basalt	154,188,590	10.291	1,586,755
32	Eagle	166,038,170	2.301	382,054
33	Gypsum	187,858,890	5.094	956,953
34	Minturn	31,712,010	17.934	568,723
35	Red Cliff	5,913,320	33.878	200,331
36	Vail	1,294,683,020	4.808	6,224,836
<b>Town Totals</b>				12,264,647
<b>Local Special Districts</b>				
37	Confluence Metro	1,507,660	23	34,676
38	Avon Station Metro	26,319,260	67.465	1,775,629
39	Mountain Vista Metro	5,427,580	9.25	50,205
41	Cedar Hill Cemetery	187,579,450	0.49	91,914
42	Eagle Cemetery	282,060,530	0.255	71,925
43	Minturn Cemetery	1,433,154,160	0.45	644,919
44	Eagle Ranch Metro	75,390,810	31	2,337,115
45	Cordillera Mtn Metro	19,395,830	0	0
46	Greater Eagle Fire	270,221,530	11.27	3,045,397
49	Basalt & Rural Fire	273,153,790	8.834	2,413,041
50	Gypsum Fire	179,201,220	10.701	1,917,632
52	Arrowhead Metro	122,399,230	14.5	1,774,789
53	Arrowhead Metro Debt	72,050	4.426	319
54	Beaver Creek Metro	323,983,880	28.96	9,382,573
55	Bellyache Ridge Metro	5,244,510	18.5	97,023
56	Berry Creek Metro	79,957,790	13.3	1,063,439
57	Eagle-Vail Metro	100,771,320	19.92	2,007,365
58	Vail Park & Rec	1,316,718,450	3.87	5,095,700
59	Edwards Metro	198,875,640	1.691	336,299
60	Mid-Valley Metro	154,978,100	0.289	44,789
61	Cascade Village Metro	67,009,910	7.895	529,043
62	Mountain Recreation District	847,532,290	3.65	3,093,493
63	Cordillera Metro	84,135,810	0	0
65	Cotton Ranch Metro	16,239,580	35.345	573,988
66	Smith Creek Metro (Inactive)	410,520	0	0
67	Bachelor Gulch Metro	159,581,550	3	478,745
68	Horse Mtn Ranch Metro	2,860,210	17.382	49,716

**Assessed****Mill**

	<b>Authority</b>	<b>Valuation</b>	<b>Levy</b>	<b>Revenue</b>
69	Eagle River Water & San	2,684,050,580	0.765	2,053,299
70	Basalt Sanitation	52,994,690	1.08	57,234
74	Basalt Water Cons Dist	260,517,670	0.035	9,118
76	Colo River Water Cons	3,447,698,330	0.501	1,727,297
78	Lake Creek Metro	18,258,310	10.458	190,945
85	E.R.W.&S. Water Subdstrct	1,316,616,610	1.124	1,479,877
87	Red Sky Ranch Metro	17,049,390	41.517	707,840
88	Holland Creek Metro	64,430	45	2,899
90	E.C. Conservation	3,120,209,360	0	0
91	Mt. Sopris Conservation	10,593,880	0	0
92	Basalt Regional Library	273,153,790	5.352	1,461,919
93	Traer Creek Metro	61,560	0	0
94	Eagle Valley Library	2,064,997,630	2.763	5,705,588
95	Village Metro	17,845,270	15.617	278,690
96	E.C. Health Service	3,358,435,150	2.755	9,252,489
97	Two Rivers Metro	6,605,980	20	132,120
100	Eagle River Fire	1,168,079,350	10.624	12,409,675
101	Buckhorn Valley Metro #2	14,171,560	63.057	893,616
102	Buckhorn Valley Metro #1	35,820	0	0
104	Siena Lake Metro	847,810	50	42,390
105	Chatfield Corners Metro	8,039,530	35.467	285,138
106	Cordillera Valley Club Metro	26,885,070	21	564,586
107	Cordillera Metro Consolidated	101,629,260	45.468	4,620,879
108	Crown Mtn Park & Recreation	270,854,380	3.02	817,980
112	Valagua Metro Dist	4,532,370	67.337	305,196
113	Vail Lionshead TIF	226,791,680	0	0
114	Vail Square Metro 1	440	0	0
115	Vail Square Metro 2	27,670,940	35	968,483
116	Vail Square Metro 3	24,030,970	21.875	525,677
117	Eagle River Station	87,220	0	0
118	Avon Center West TIF	82,398,500	0	0
121	Solaris #1	11,820	0	0
122	Solaris #2	30,680,050	55.806	1,712,131
123	Solaris #3	7,166,660	33.803	242,255
126	Ruedi Shores Metro	2,404,460	79	189,952
127	Avon General Improvement District	2,941,310	15.64	46,002
128	Minturn General Improvement District	550,650	0	0
129	Tower Center Metro	193,410	0	0
131	Airport Commerce Center Metro	4,275,300	50	213,765
133	Timber Springs Metro	1,902,380	0	0
136	Haymeadow Metro 1	306,880	50	15,344
137	Haymeadow Metro 2	19,510	50	976
138	Haymeadow Metro 3	53,420	50	2,671
139	Haymeadow Metro 4	20,510	50	1,026
140	Haymeadow Metro 5	48,110	50	2,406
141	Haymeadow Metro 6	2,870	0	0
143	Edwards Metro West End	803,860	0	0
145	Roaring Fork Transp Auth	277,514,380	2.65	735,413
146	Tree Farm Metro	4,292,280	45	193,153
147	Avon Station Metro Debt Srv	1,507,600	44.465	67,035
148	Eagle Downtown Development Auth	5,628,250	0	0

**Special Districts Total**

84,824,798

**Total Taxes to be Collected**

238,241,856

## 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 8**, 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 3**, 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**, 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 17**, all real property appeals to the County Board of Equalization must be postmarked or delivered on or before 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 7**, 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 11**, 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.*





## Eagle County

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