

**ABSTRACT OF ASSESSMENT
PROPERTY CLASSIFICATION**

No. of Parcels		Assessed Valuation	Actual Valuation
VACANT LAND			
44	Commercial Lots	18,222,150	62,835,100
498	Residential Lots	332,253,530	1,145,702,100
178	Vacant Lots	53,876,280	185,780,600
13	Minor Structures	71,350	246,000
TOTAL		\$404,423,310	\$1,394,563,800
RESIDENTIAL			
<u>SINGLE FAMILY RESIDENTIAL</u>			
5,104	Land	1,054,231,000	13,244,108,900
5,065	Improvements	686,710,410	8,626,520,100
<u>CONDOMINIUMS</u>			
6,217	Improvements	734,252,370	9,224,270,700
<u>OTHER RESIDENTIAL</u>			
118	Land	30,727,790	386,027,600
125	Improvements	19,286,510	242,292,800
<u>MANUFACTURED HOMES</u>			
191	Land	2,676,120	33,621,900
235	Improvements	796,480	10,006,200
1,139	Personal Prop	4,797,730	
TOTAL		\$2,533,478,410	\$31,766,848,200
COMMERCIAL			
286	Land	223,090,580	769,278,300
1,265	Improvements	393,551,370	1,357,074,900
30	Possessory Int	6,457,180	22,266,200
1,107	Personal Prop	47,592,660	
TOTAL		\$670,691,790	\$2,148,619,400
INDUSTRIAL			
1	Land	712,010	2,455,200
1	Improvements	181,680	626,500
2	Personal Prop	0	
TOTAL		\$893,690	\$3,081,700
NATURAL RESOURCES			
404	Land	6,296,790	21,713,100
3	Improvements	16,190	55,800
1	Personal Prop	2,060	
TOTAL		\$6,315,040	\$21,768,900

No. of Parcels	No. of Acres		Assessed Valuation	Actual Valuation
AGRICULTURE				
171	6,672	Irrigated	774,140	2,669,600
163	6,362	Meadow	220,790	761,600
201	20,625	Grazing	185,290	639,200
44	8,895	Wasteland	15,650	53,900
3	70	Forest Land	1,120	3,900
21		Possessory	1,350	4,600
141		Residences	19,653,330	246,900,900
2		Manufactrd Homes	7,080	88,900
102		Support Buildings	5,190,990	17,900,500
TOTAL			\$26,049,740	\$269,023,100

STATE ASSESSED				
Holy Cross Electric			9,031,900	
Public Service Co of Colorado			245,200	
Rocky Mountain Natural Gas			3,553,500	
Source Gas			1,639,200	
Qwest Corporation			4,570,000	
Airlines			4,528,900	
Miscellaneous Companies			2,070,400	
TOTAL			\$25,639,100	*\$11,031,580

EXEMPT PROPERTIES				
No. of Parcels				
30		Charitable		45,162,800
21		Religious		43,162,100
4		Private Schools		5,975,500
TOTAL				\$94,300,400

TOTAL 2009 PITKIN COUNTY ASSESSED VALUATION:

\$3,667,491,080**

TOTAL 2009 PITKIN COUNTY ACTUAL VALUATION:

\$35,709,237,080***

Abstract of Assessments and Levies for Pitkin County, Colorado for 2009 as approved by the County Board of Equalization, Colorado Division of Property Taxation and the State Board of Equalization.

* Actual value of State Assessed reflects Real Property only.

** Total Assessed Value of all taxable Real & Personal Property.

*** Total Actual Value of all taxable Real Property plus the Actual Value of Charitable, Religious and Private School Properties.

2009 LEVIES AND REVENUES

<i>Pitkin County</i>	Assessed Valuation	Mill Levy	Tax Revenue
General Fund	3,667,491,080	1.491	\$5,468,229
Road & Bridge		0.110	403,424
Social Services		0.048	176,040
Healthy Comm Fund		0.394	1,444,990
Bond Redemption		0.126	462,104
Open Space		3.333	12,223,748
TV Translator		0.175	641,810
Total County Revenue		5.677	\$20,820,345

<i>School Districts</i>	Assessed Valuation	Mill Levy	Tax Revenue
Aspen RE-1	\$3,355,435,658		
General		4.874	\$16,354,394
Bond Redemption		1.998	6,704,160
Override		0.974	3,268,194
TOTAL	\$3,355,435,658	7.846	26,326,748
Roaring Fork REJT1.12	\$312,055,422		
General		21.868	\$6,824,028
Bond Redemption		6.293	1,963,765
Override		2.823	880,932
TOTAL	\$312,055,422	30.984	9,668,725
Colorado Mtn. College	\$3,667,491,080	3.997	\$14,658,962
Total School Revenue			\$50,654,435

<i>Incorporated Towns</i>	Assessed Valuation	Mill Levy	Tax Revenue
City of Aspen	1,688,409,975	4.042	\$6,824,554
Town of Basalt	72,821,530	3.873	282,038
Town of Snowmass Village	687,695,682	7.485	5,147,402

Total Municipality Revenue

\$12,253,994

SPECIAL DISTRICTS

District	Assessed Valuation	Mill Levy	Tax Revenue
Aspen Ambulance	\$2,699,680,396	0.138	\$372,556
Aspen Sanitation	2,230,927,858	0.130	290,021
Aspen Fire Protection	2,679,728,186	1.146	3,070,968
Aspen Highlands Commercial	6,223,830	30.850	192,005
Aspen Highlands Residential	58,827,550	30.850	1,814,830
Aspen Historic Park & Rec	3,355,435,658	0.236	791,883
Aspen Valley Hospital	3,630,488,412	0.969	3,517,943
Aspen Village Metropolitan	4,151,090	71.662	297,475
Basalt & Rural Fire Protection	214,456,964	4.828	1,035,398
Basalt Library	273,355,584	4.510	1,232,834
Basalt Sanitation	73,324,750	1.817	133,231
Basalt Water Conservancy	320,015,264	0.044	14,081
Base Village Metro #1	4,446,140	0	0
Base Village Metro #2	37,635,780	43.500	1,637,156
Brush Creek Metropolitan	28,181,860	15.957	449,698
Buttermilk Metro – Roads	47,852,030	4.305	206,003
Buttermilk Metro – Water	58,476,600	7.573	442,843
Carbondale Fire Protection	37,002,668	7.229	267,492
Colorado River Water Conservanc	3,667,491,080	0.166	608,803
Crown Mtn Park & Recreation	212,759,794	2.285	486,157
East Aspen Metropolitan	347,098,527	0.276	95,799
Five Trees Metropolitan	32,211,880	10.858	349,757
Gateway Metropolitan	8,483,000	16.635	141,114
Holland Hills Metropolitan	4,985,540	10.615	52,922
Holland Hills Metro – Bond	5,192,500	21.641	112,371
Meadowood Metro District	24,718,710	24.202	598,242
Pitkin County Library	3,394,135,496	0.906	3,075,086
Redstone Water & Sanitation	9,400,280	11.847	111,364
Redstone Ranch Acres Road	2,070,710	4.091	8,471
Snowmass/Wildcat Fire Protection	713,831,442	4.043	2,886,021
Snowmass Water & Sanitation	647,243,912	1.257	813,586
Starwood Metropolitan	83,285,389	16.366	1,363,049
Town of Snowmass Village GID	37,635,780	6.087	229,089
Twining Flats Improvement	4,197,550	4.039	16,954
W/J Ranch Metro	7,461,463	43.500	324,574
West Divide Water	23,299,978	0.048	1,118
WhiteHorse Springs Water&San	32,450,770	0.221	7,172

Total Special Districts :

\$27,048,066

**TOTAL 2009 PITKIN COUNTY
PROPERTY TAXES DUE:**

\$110,776,840

SENIOR PROPERTY TAX EXEMPTION

Title 39 Article 3 Part 2 C.R.S.

Colorado has a senior citizen homestead exemption. To qualify, seniors must be at least 65 years old on January 1 of the year the application is filed and must have owned and lived in their homes for at least 10 years. A surviving spouse of a senior who qualified for the exemption may also apply. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. Individuals who qualified for the exemption on January 1, 2008, may file an application with the County Assessor. The application deadline is July 15. To obtain an application, please contact your assessor at (970) 920-5160. **Note: Seniors who have previously applied and been granted the exemption do not need to apply again. Last year the Colorado General Assembly passed Senate Bill 09-276 suspending exemption for tax year 2009- Disabled Veterans exemption was not affected.**

**2009 Pitkin County Taxing Districts and Levies
for Taxes to be Paid in 2010**

Tax Area	Number	Total Levy
1-AFS	1	25.253
1-CFJ	4	32.582
1-CF	7	21.081
1-CFX	8	21.211
1-WHS	9	21.302
1-CM	11	19.797
1-CFM	12	20.943
JT1-BF	14	53.416
JT1-WZ	16	53.460
JT12-WB	17	49.003
JT12-L	18	48.959
JT12-WD	19	49.007
JT1-AW	21	50.346
JT1-WZS	27	55.277
JT1-SWZB	28	59.150
JT1-WDR	30	60.854
JT1-SWB	39	57.333
JT12-RRAGID	40	53.098
1-BCVRW	41	37.038
1-STWD	42	37.447
1-TF	44	25.120
JT1-HH	45	53.460
1-BCVW	49	37.038
1-CFEA	54	21.357
1-CFXEA	55	21.487
1-AFSEA	56	25.529
1-CFBW	57	21.125
1-STWDB	58	37.491
1-TFBW	60	25.164
JT1-SMRF	65	57.831
1-ASMF	66	23.840
1-AFSBW	67	25.297
1-AFT	68	31.325
JT1-HLBWR	69	47.571
JT1-HSFWT BL	70	59.088
1-HAAPLBW	71	19.979
1-HPLAA	72	19.935
1-CF.WB	73	33.003
1-HPLAA.WB	75	31.857
1-SVSF	79	31.325
1-WBBW	80	33.133
1-AFBW	81	21.255
1-AHRC	83	86.953
1-AFEA	84	21.401
1-AHR	85	56.103
1-AHCAF	86	56.103
AF-FT	87	36.111
BL-HH	88	85.716
1-AVHSF	89	23.978
1-ASBM	90	25.430
1-AFBM	91	28.828
1-AVHBW	93	33.133
1-AVM	94	92.743
1-WJASD	95	64.625
GMBF	96	70.051
1-BV2ASD	98	82.169

2009 Pitkin County Taxing Districts and Levies continued.

Tax Area	Number	Total Levy
1-WHSBWC	100	21.346
1-SVSFBW	101	31.369
1-BMACS	102	33.089
1-TOSVSF	103	31.463
1-SVAFD	104	28.566
JT1-SMVRF	105	57.875
1-BVASD	106	82.169
SFDBWC	107	50.390
MEADWD	108	45.413
JT1-BLHHB	109	75.101

The Assessor's Office is responsible for the valuation and assessment of all taxable real and personal property in Pitkin County, Colorado, according to the provisions of the Colorado Revised Statutes.

The tax levies which determine your property tax bill are set by the tax levying boards of the college, the school, the county, the city and the fire, water and sanitation districts & metro districts. The time to discuss the budgets and levies requested by them is during the fall of the year, at their budget hearings.

All property, except that specifically exempt by law, is subject to taxation and it is the duty of the owner to see that it is listed with the Assessor.

Actual Value x Assessment Rate = Assessed Value
Assessed Value x Levy = Tax Bill
Required Revenues / Total Assessed Value = Levy

The 2009 Colorado residential assessment rate is 7.96% of actual value. The assessment rate for non-residential properties is 29%.

For schedule of tax payment due dates, see the taxpayer calendar. Any tax less than \$25.00 must be paid in full, in one single payment.

If you have any questions regarding the assessed value of your property, please contact the Assessor's Office and we will be glad to help you.

Tom Isaac
Pitkin County Assessor

TAXPAYER CALENDAR

January 1

All taxable property is listed and valued based on its status as of this date, for the following year's tax roll.

February 28

First half of taxes must be received (if paid in installments).

By April 15

All personal property (equipment and furnishings) must be listed on a Declaration Schedule and returned to the Assessor to avoid penalties.

By April 30

Taxes must be received (if paid in whole).

By May 1

Taxpayer is notified of valuation of real estate.

May 1 – June 1

Assessor hears protests to real estate valuations.

By June 15

Taxpayer is notified of personal property valuations.

By June 15

Second half of taxes must be received (if paid in installments).

June 15 – July 5

Assessor hears protests to personal property valuations.

By July 15

Senior Property Tax Exemption Form must be completed and returned to the Assessor.

July 15 – August 5

County Board of Equalization hears appeals for real and personal property valuations.

By August 25

Valuations are certified to each of the taxing entities in the county.

By December 15

Taxing entities certify levies to the Board of County Commissioners.

By December 22

Board of County Commissioners certifies tax levies.

**Abstract of
Assessment and Levies
For 2009**



PITKIN COUNTY COURTHOUSE

PITKIN COUNTY, COLORADO

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