

**ABSTRACT OF ASSESSMENT
PROPERTY CLASSIFICATION**

No. of Parcels		Assessed Valuation	Actual Valuation
VACANT LAND			
31	Commercial Lots	13,225,970	45,606,800
335	Residential Lots	144,610,580	498,657,000
149	Vacant Lots	21,548,890	74,306,400
10	Minor Structures	297,410	1,025,500
TOTAL		\$179,682,850	\$619,595,700
RESIDENTIAL			
<u>SINGLE FAMILY RESIDENTIAL</u>			
5540	Land	750,422,770	10,422,539,000
5477	Improvements	794,387,540	11,033,154,000
<u>CONDOMINIUMS</u>			
6479	Improvements	570,324,600	7,921,179,900
<u>OTHER RESIDENTIAL</u>			
96	Land	17,628,120	244,835,000
103	Improvements	13,026,500	180,923,900
<u>MANUFACTURED HOMES</u>			
140	Land	1,595,880	22,162,800
179	Improvements	497,960	6,915,900
1559	Personal Prop	7,233,500	
TOTAL		\$2,155,116,870	\$29,831,710,500
COMMERCIAL			
274	Land	240,762,520	830,215,100
1344	Improvements	435,456,240	1,501,571,200
27	Possessory Int	5,945,520	20,501,700
886	Personal Prop	46,496,500	
TOTAL		\$728,660,780	\$2,352,288,000
INDUSTRIAL			
1	Land	455,680	1,571,300
1	Improvements	225,240	776,700
TOTAL		\$680,920	\$2,348,000
NATURAL RESOURCES			
362	Land	5,101,390	17,591,000
2	Improvements	11,770	40,600
0	Personal Prop	0	
TOTAL		\$5,113,160	\$17,631,600

No. of Parcels	No. of Acres		Assessed Valuation	Actual Valuation
AGRICULTURE				
200	7,256	Irrigated	1,783,000	6,148,000
159	5,945	Meadow	243,930	840,700
242	23,569	Grazing	269,700	929,700
45	8,557	Wasteland	19,960	68,600
14		Possessory	790	2,700
93		Residences	4,885,840	67,859,300
1		MH Homes	3,790	52,700
88		Ag Bldgs	6,884,240	23,738,700
TOTAL			\$14,091,250	\$99,640,400

STATE ASSESSED				
		Holy Cross Electric	11,695,800	
		Public Service Co of Colorado	1,038,200	
		Rocky Mountain Natural Gas	3,914,500	
		Source Gas	2,629,800	
		Qwest Corporation	4,431,500	
		Airlines	2,534,200	
		Miscellaneous Companies	2,308,800	
TOTAL			\$28,552,800	\$ 10,962,460*

EXEMPT PROPERTIES				
No. of Parcels				
28		Charitable	88,201,300	
26		Religious	75,972,900	
4		Private Schools	56,121,800	
TOTAL			\$220,296,000**	

TOTAL 2018 PITKIN COUNTY ASSESSED VALUATION:

\$3,111,898,630***

TOTAL 2018 PITKIN COUNTY ACTUAL VALUATION:

\$33,154,472,660****

Abstract of Assessments & Levies for Pitkin County for 2018 as approved by the County Board of Equalization, Colorado Division of Property Taxation & the State Board of Equalization.

* Actual value of State Assessed reflects Real Property only.
 ** Actual value of Exempt Properties 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.

2018 LEVIES AND REVENUES

<i>Pitkin County</i>	Assessed Valuation	Mill Levy	Tax Revenue
General Fund	\$3,111,898,630	2.451	\$7,627,263
Road & Bridge		0.181	563,254
Social Services		0.065	202,273
Healthy Comm Fund		0.998	3,105,675
TV Translator		0.290	902,449
Open Space		3.750	11,669,620
Total County Revenue		7.735	\$24,070,534

<i>School Districts</i>	Assessed Valuation	Mill Levy	Tax Revenue
Aspen RE-1	\$2,913,956,867		
General		4.423	\$12,888,432
Bond Redemption		2.441	7,112,969
Override		2.016	5,874,537
TOTAL		8.880	\$25,875,938
Roaring Fork REJT1.12	\$197,941,763		
General		21.870	\$4,328,986
Bond Redemption		13.956	2,762,475
Override		8.215	1,626,092
TOTAL		44.041	\$8,717,553

Colorado Mtn. College	\$3,111,898,630	3.997	\$12,438,259
Total School Revenue			\$47,031,750

<i>Incorporated Towns</i>	Assessed Valuation	Mill Levy	Tax Revenue
City of Aspen	\$1,622,568,720	5.298	\$8,596,369
Town of Basalt	\$46,300,880	11.556	\$535,054
Town of Snowmass Village	\$487,110,307	8.494	\$4,137,515
Total Municipality Revenue			\$13,268,938

Did you know in 1895 Pitkin County's assessed value was \$3,725,760? In 2018 \$3,111,898,630?

SPECIAL DISTRICTS

District	Assessed Valuation	Mill Levy	Tax Revenue
Aspen Ambulance	\$2,445,802,570	0.501	1,225,347
Aspen Fire Protection	2,432,097,590	2.643	6,428,034
Aspen Highlands Commercial	6,727,270	34.193	230,026
Aspen Highlands Residential	42,040,880	40.464	1,701,142
Aspen Historic Park & Rec	2,913,956,867	0.300	874,187
Aspen Sanitation	2,104,454,670	0.108	227,281
Aspen Valley Hospital	3,084,303,420	2.623	8,090,128
Aspen Village Metropolitan	3,140,260	136.61	428,998
Basalt & Rural Fire Protection	137,375,383	8.852	1,216,047
Basalt Library	169,933,853	5.890	1,000,911
Basalt Sanitation	47,743,760	2.669	127,428
Basalt Water Conservancy	259,999,960	0.039	10,140
Base Village Metro #1	6,444,230	43.500	280,324
Base Village Metro #2	36,423,750	45.606	1,661,141
Brush Creek Metropolitan	18,520,630	17.864	330,853
Buttermilk Metro – Roads	34,648,120	7.305	253,104
Buttermilk Metro – Water	42,800,670	9.900	423,726
Carbondale Fire Protection	27,595,210	12.567	346,789
CO River Water Conservancy	3,111,898,630	0.256	796,646
Crown Mtn Park & Recreation	136,376,383	4.126	562,689
East Aspen Metropolitan	266,256,070	0.420	111,826
Five Trees Metropolitan	27,821,580	16.014	445,535
Gateway Metropolitan	4,984,060	34.577	172,334
Holland Hills Metropolitan	2,987,040	16.324	48,760
Holland Hills Metro – Bond	3,112,560	38.913	121,119
Meadowood Metro District	23,649,200	19.527	461,797
Mt Sopris Conservation Dist	673,240,000	0.000	0
Pitkin County Library	2,941,964,777	1.457	4,286,443
Redstone Ranch Acres Road	1,754,290	5.097	8,941
Redstone Water & Sanitation	5,638,090	30.871	174,054
Roaring Fork Transit Auth	3,111,898,630	2.249	6,998,660
Snowmass/Wildcat Fire	499,533,337	9.858	4,924,400
Snowmass Water & Sanitation	462,280,627	6.048	2,795,874
Starwood Metropolitan	58,544,630	28.545	1,671,156
Town of Snowmass Village GID	42,867,980	6.001	257,251
Twining Flats Improvement	3,314,460	2.612	8,658
WJ Ranch Metro	5,049,810	48.500	244,916
West Divide Water	17,578,200	0.037	651
WhiteHorse Sprng Water&San	24,701,820	4.474	110,516
Woody Creek Metro	1,183,380	72.000	85,203

Total Special Districts : **\$49,143,035**

TOTAL 2018 PITKIN COUNTY PROPERTY TAXES DUE: **\$133,514,257**

SENIOR PROPERTY TAX HOMESTEAD EXEMPTION (Veterans exemption – Please contact our deadline July 1st)
The application deadline is July 15th. You only have to qualify one time, not every year – your name will remain on the list while you own your present home. You must be 65 as of January 1st and have owned & lived in your primary residence for 10 years. Application forms & more information are available at the County Assessor's office.
Did you know about the Surviving Spouse Option? You may qualify as the surviving spouse if each of the following statements is true: 1) January 1 of this year, your spouse met the age, ownership, & occupancy requirements. 2) You currently occupy the property as your primary residence & you did so with your spouse. 3) The property has been owned by you and/or your spouse for at least 10 consecutive years prior to January 1 of this year to present.

**2018 Pitkin County Taxing Districts and Levies
for Taxes to be Paid in 2019**

Tax Area	Number	Total Levy
1-AFS	1	36.047
1-CFJ	4	51.897
1-CF	7	30.641
1-CFX	8	30.749
1-WHS	9	35.115
1-CM	11	27.497
1-CFM	12	30.140
JT1-BF	14	79.769
JT1-WZ	16	79.808
JT12-WB	17	72.341
JT12-L	18	72.302
JT12-WD	19	72.339
JT1-AW	21	76.649
JT1-WZS	27	82.477
JT1-SWZB	28	94.033
JT12-WDR	30	103.210
JT1-SWB	39	91.364
JT12-RRAGID	40	77.436
1-BCVRW	41	48.505
1-STWD	42	59.186
1-TF	44	33.253
1-BCVW	49	48.505
1-CFEA	54	31.061
1-CFXEA	55	31.169
1-AFSEA	56	36.467
1-CFBW	57	30.680
1-STWDB	58	59.225
1-TFBW	60	33.292
JT1-SMRF	65	85.143
1-ASMF	66	37.355
1-AFSBW	67	36.086
1-AFT	68	45.849
JT1-HLBWR	69	71.249
JT1-HSFWT BL	70	91.191
1-HAAPLBW	71	28.037
1-HPLAA	72	27.998
1-CF.WB	73	47.885
1-HPLAA.WB	75	45.242
1-WBBW	80	47.993
1-AFBW	81	30.788
1-AHRC	83	110.704
1-AFEA	84	31.100
1-AHR	85	76.511
1-AHCAF	86	70.240
AF-FT	87	52.061
BL-HH	88	135.045
1-AVHSF	89	37.856
1-ASBM	90	37.985
1-AFBM	91	40.688
1-AVHBW	93	30.788
1-AVM	94	167.253
1-WJASD	95	79.180
GMBF	96	114.346
1-BV2ASD	98	103.504
1-BV1ASD	99	101.398
1-WHSBWC	100	35.154
1-SVSBFW	101	45.888

2018 Pitkin County Taxing Districts and Levies continued.

Tax Area	Number	Total Levy
1-BMACS	102	47.954
1-TOSVSF	103	46.350
1-SVAFD	104	39.135
JT1-SMVRF	105	85.182
SFDBWC	107	76.688
MEADWD	108	50.276
JT1-BLHHB	109	118.721
1-ASBF	110	44.908
JT1-SVBWC	111	85.182
JT1-BWEA	112	31.208
JT1-WCMETRO	113	102.641
JT1-AFRFSD	114	69.935

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, fire, sanitation and water districts & metro districts. The time to discuss the budgets and levies is during the fall 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 2018 Colorado residential assessment rate is 7.20% 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.

*Deb Bamesberger
Pitkin County Assessor*

TAXPAYER CALENDAR

(applicable for tax year 2019)

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 due (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 May 1

Taxes must be received (if paid in whole).

By May 1- Notice of Value (NOV)

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 due (if paid in installments).

June 15 – July 1

Assessor hears protests to personal property valuations.

By July 15

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

July 1 – 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 2018**



PITKIN COUNTY COURTHOUSE

PITKIN COUNTY, COLORADO

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