

## ABSTRACT OF ASSESSMENT PROPERTY CLASSIFICATION

No. of Parcels	Assessed Valuation	Actual Valuation
<b>VACANT LAND</b>		
38	Commercial Lots 14,113,150	48,666,000
436	Residential Lots 194,265,630	669,881,200
160	Vacant Lots Minor Structures 23,459,430	80,894,500
15	340,140	1,172,800
<b>TOTAL</b>		<b>\$800,614,500</b>
<b>RESIDENTIAL</b>		
<u>SINGLE FAMILY RESIDENTIAL</u>		
5342	Land 726,357,790	9,125,098,800
5,293	Improvements 505,344,880	6,348,555,500
<u>CONDOMINIUMS</u>		
6401	Improvements 478,803,880	6,015,118,000
<u>OTHER RESIDENTIAL</u>		
98	Land 16,860,090	211,810,300
106	Improvements 10,069,550	126,501,300
<u>MANUFACTURED HOMES</u>		
171	Land 1,996,870	25,085,400
213	Improvements 645,700	8,112,500
708	Personal Prop 7,059,860	
<b>TOTAL</b>		<b>\$21,884,624,700</b>
<b>COMMERCIAL</b>		
270	Land 180,543,020	622,561,600
1,332	Improvements 344,269,880	1,187,135,500
26	Possessory Int 6,032,660	20,802,300
854	Personal Prop 45,672,740	
<b>TOTAL</b>		<b>\$1,830,499,400</b>
<b>INDUSTRIAL</b>		
1	Land 398,720	1,374,900
1	Improvements 271,300	935,500
<b>TOTAL</b>		<b>\$2,310,400</b>
<b>NATURAL RESOURCES</b>		
378	Land 2,856,360	9,849,500
3	Improvements 15,810	54,500
1	Personal Prop 2,060	
<b>TOTAL</b>		<b>\$9,904,000</b>

No. of Parcels	No. of Acres	Assessed Valuation	Actual Valuation
<b>AGRICULTURE</b>			
190	7,247	Irrigated 1,128,240	3,890,200
168	6,307	Meadow 230,130	793,100
211	21,251	Grazing 213,490	735,600
46	9,162	Wasteland 16,470	56,600
2	63	Forest Land 1,040	3,600
14		Possessory 790	2,700
84		Residences 3,967,110	49,838,100
1		MH Homes 4,830	60,700
84		Ag Bldgs 4,953,600	17,081,100
<b>TOTAL</b>		<b>\$10,515,700</b>	<b>\$72,461,700</b>

STATE ASSESSED			
		Holy Cross Electric 11,526,100	
		Public Service Co of Colorado 1,058,300	
		Rocky Mountain Natural Gas 3,335,200	
		Source Gas 3,719,600	
		Qwest Corporation 4,384,100	
		Airlines 2,575,000	
		Miscellaneous Companies 2,510,700	
<b>TOTAL</b>		<b>\$29,109,000</b>	<b>\$13,304,740*</b>

EXEMPT PROPERTIES			
No. of Parcels			
33	Charitable	21,199,800	
24	Religious	59,500,800	
6	Private Schools	9,382,100	
<b>TOTAL</b>		<b>\$90,082,700**</b>	

**TOTAL 2013 PITKIN COUNTY ASSESSED VALUATION:**

**\$2,599,004,220\*\*\***

**TOTAL 2013 PITKIN COUNTY ACTUAL VALUATION:**

**\$24,703,802,140\*\*\*\***

Abstract of Assessments & Levies for Pitkin County for 2013 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.

## 2013 LEVIES AND REVENUES

Pitkin County	Assessed Valuation	Mill Levy	Tax Revenue
General Fund	2,599,004,220	2.416	\$6,279,194
Road & Bridge		0.178	462,624
Social Services		0.065	168,935
Healthy Comm Fund		0.778	2,022,025
TV Translator		0.280	727,722
Open Space		3.783	9,832,033
<b>Total County Revenue</b>		<b>7.500</b>	<b>\$19,492,533</b>

School Districts	Assessed Valuation	Mill Levy	Tax Revenue
<b>Aspen RE-1</b>	\$2,408,091,890		
General		4.445	\$10,703,968
Bond Redemption		2.971	7,154,441
Override		1.917	4,616,312
<b>TOTAL</b>		<b>9.333</b>	<b>\$22,474,721</b>
<b>Roaring Fork REJT1.12</b>	\$190,912,330		
General		22.025	\$4,204,844
Bond Redemption		10.179	1,943,297
Override		10.241	1,955,133
<b>TOTAL</b>		<b>42.445</b>	<b>\$8,103,274</b>
<b>Colorado Mtn. College</b>	\$2,599,004,220	3.997	\$10,388,220
<b>Total School Revenue</b>			<b>\$40,966,215</b>

Incorporated Towns	Assessed Valuation	Mill Levy	Tax Revenue
City of Aspen	1,238,989,610	5.654	\$7,005,247
Town of Basalt	47,072,890	7.560	355,871
Town of Snowmass Village	477,253,780	9.261	4,419,848

**Total Municipality Revenue \$11,780,966**

Did you know that Aspen Mountain's Silver Queen Gondola opened in 1987 and is the longest single stage gondola in the world?

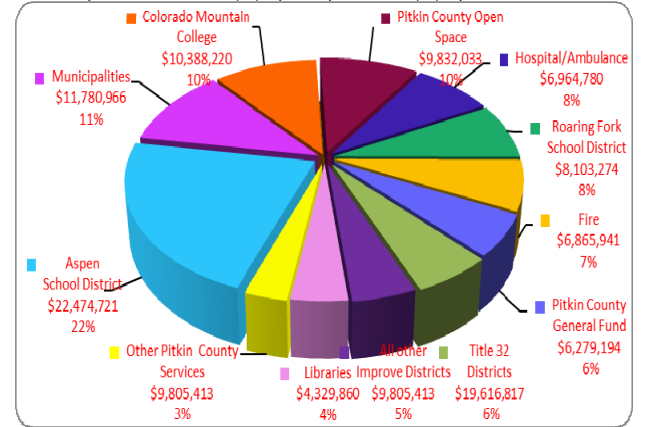
## SPECIAL DISTRICTS

District	Assessed Valuation	Mill Levy	Tax Revenue
Aspen Ambulance	\$1,951,031,280	.220	429,227
Aspen Sanitation	1,640,000,830	0.130	213,200
Aspen Fire Protection	1,937,241,030	1.477	2,861,305
Aspen Highlands Commercial	4,920,670	35.564	174,999
Aspen Highlands Residential	41,893,540	38.925	1,630,706
Aspen Historic Park & Rec	2,408,091,890	0.300	722,428
Aspen Valley Hospital	2,574,065,890	2.539	6,535,553
Aspen Village Metropolitan	2,885,330	103.06	297,365
Basalt & Rural Fire Protection	130,188,790	8.981	1,169,225
Basalt Library	165,653,520	5.000	828,268
Basalt Sanitation	47,279,070	3.041	143,775
Basalt Water Conservancy	223,860,350	0.044	9,850
Base Village Metro #1	2,874,520	43.500	125,042
Base Village Metro #2	35,695,930	43.500	1,552,773
Brush Creek Metropolitan	17,236,590	28.569	492,432
Buttermilk Metro – Roads	32,728,180	4.305	140,895
Buttermilk Metro – Water	38,859,520	9.900	384,709
Carbondale Fire Protection	24,938,330	8.207	204,669
CO River Water Conservancy	2,599,004,220	0.254	660,147
Crown Mtn Park & Recreation	129,249,870	2.494	322,349
East Aspen Metropolitan	231,522,090	0.395	91,451
Five Trees Metropolitan	20,807,690	17.177	357,414
Gateway Metropolitan	3,962,730	22.740	90,112
Holland Hills Metropolitan	2,617,170	10.047	26,295
Holland Hills Metro – Bond	2,740,450	39.215	107,467
Meadowood Metro District	16,731,530	31.310	523,865
Pitkin County Library	2,433,350,700	1.439	3,501,592
Redstone Water & Sanitation	6,311,010	22.029	139,025
Redstone Ranch Acres Road	1,745,790	4.905	8,563
Snowmass/Wildcat Fire	491,635,550	5.351	2,630,742
Snowmass Water & Sanitation	450,671,970	2.414	1,087,922
Starwood Metropolitan	55,068,190	26.794	1,475,497
Town of Snowmass Village GID	38,570,450	6.196	238,983
Twining Flats Improvement	2,402,060	6.820	16,382
WJ Ranch Metro	4,582,180	48.500	222,236
West Divide Water	15,973,180	0.041	655
WhiteHorse Sprg Water&San	22,323,450	0.229	5,112

**Total Special Districts : \$29,422,230**

**TOTAL 2013 PITKIN COUNTY  
PROPERTY TAXES DUE: \$101,661,944**

Property Tax to be collected in 2014  
 Pitkin County receives 18.9% of total property tax only 5.8% of total property tax funds the General Fund



**2013 Pitkin County Taxing Districts and Levies  
for Taxes to be Paid in 2014**

Tax Area	Number	Total Levy
1-AFS	1	32.843
1-CFJ	4	42.388
1-CF	7	27.059
1-CFX	8	27.189
1-WHS	9	27.288
1-CM	11	25.362
1-CFM	12	26.839
JT1-BF	14	73.210
JT1-WZ	16	73.254
JT12-WB	17	63.886
JT12-L	18	63.842
JT12-WD	19	63.883
JT1-AW	21	67.086
JT1-WZS	27	76.295
JT1-SWZB	28	83.855
JT12-WDR	30	85.912
JT1-SWB	39	80.814
JT12-RRAGID	40	68.788
1-BCVRW	41	55.628
1-STWD	42	53.853
1-TF	44	33.879
1-BCVW	49	55.628
1-CFEA	54	27.454
1-CFXEA	55	27.584
1-AFSEA	56	33.238
1-CFBW	57	27.103
1-STWDB	58	53.897
1-TFBW	60	33.923
JT1-SMRF	65	76.347
1-ASMF	66	30.713
1-AFSBW	67	32.887
1-AFT	68	39.974
JT1-HLBWR	69	67.199
JT1-HSFWT BL	70	78.761
1-HAAPLBW	71	25.626
1-HPLAA	72	25.582
1-CF.WB	73	41.308
1-HPLAA.WB	75	39.831
1-WBBW	80	41.438
1-AFBW	81	27.233
1-AHRC	83	107.332
1-AFEA	84	27.498
1-AHR	85	71.768
1-AHCAF	86	68.407
AF-FT	87	50.020
BL-HH	88	122.516
1-AVHSF	89	30.933
1-ASBM	90	31.408
1-AFBM	91	37.133
1-AVHBW	93	27.233
1-AVM	94	130.012
1-WJASD	95	75.603
GMBF	96	95.950
1-BV2ASD	98	92.084
1-BV1ASD	99	92.084
1-WHSBWC	100	27.332
1-SVSFBW	101	40.018

**2013 Pitkin County Taxing Districts and Levies continued.**

Tax Area	Number	Total Levy
1-BMACS	102	41.394
1-TOSVSF	103	40.194
1-SVAFD	104	36.320
JT1-SMVRF	105	76.391
SFDBWC	107	67.130
MEADWD	108	58.499
JT1-BLHHB	109	112.469
1-ASBF	110	40.398

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 2013 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**

(applicable for tax year 2014)

**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 2**

Assessor hears protests to real estate valuations.

**By June 13**

Taxpayer is notified of personal property valuations.

**By June 16**

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

**June 13 – 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 2013**



PITKIN COUNTY COURTHOUSE

**PITKIN COUNTY, COLORADO**

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