

## ABSTRACT OF ASSESSMENT PROPERTY CLASSIFICATION

No. of Parcels	Assessed Valuation	Actual Valuation
<b>VACANT LAND</b>		
43	Commercial Lots 16,300,590	56,208,800
466	Residential Lots 227,728,860	785,271,800
168	Vacant Lots Minor Structures 31,722,340	109,387,300
12	210,010	724,100
<b>TOTAL</b>		<b>\$951,592,000</b>
<b>RESIDENTIAL</b>		
<u>SINGLE FAMILY RESIDENTIAL</u>		
5,141	Land 777,871,890	9,772,255,700
5,099	Improvements 550,801,780	6,919,613,600
<u>CONDOMINIUMS</u>		
6,435	Improvements 522,948,960	6,569,714,100
<u>OTHER RESIDENTIAL</u>		
112	Land 18,770,780	235,813,500
118	Improvements 9,430,270	118,470,900
<u>MANUFACTURED HOMES</u>		
179	Land 2,078,850	26,113,800
222	Improvements 773,010	9,712,000
826	Personal Prop 5,073,720	
<b>TOTAL</b>		<b>\$23,651,693,600</b>
<b>COMMERCIAL</b>		
316	Land 168,221,170	580,072,700
1,314	Improvements 330,607,430	1,140,023,700
29	Possessory Int 4,957,720	17,095,500
931	Personal Prop 46,689,960	
<b>TOTAL</b>		<b>\$1,737,191,900</b>
<b>INDUSTRIAL</b>		
1	Land 569,590	1,964,100
1	Improvements 175,100	603,800
<b>TOTAL</b>		<b>\$2,567,900</b>
<b>NATURAL RESOURCES</b>		
385	Land 3,840,420	13,242,900
3	Improvements 15,950	55,000
1	Personal Prop 2,060	
<b>TOTAL</b>		<b>\$13,297,900</b>

No. of Parcels	No. of Acres	Assessed Valuation	Actual Valuation
<b>AGRICULTURE</b>			
173	6,750	Irrigated 858,450	2,959,800
162	6,414	Meadow 219,340	756,100
205	20,896	Grazing 196,250	676,100
47	9,182	Wasteland 16,440	56,500
3	70	Forest Land 1,190	4,100
17		Possessory 800	2,700
145		Residences Manufactrd Homes 15,479,030	194,460,200
1		Support Buildings 5,140	64,600
105		6,020,000	20,758,300
<b>TOTAL</b>		<b>\$22,796,640</b>	<b>\$219,738,400</b>

<b>STATE ASSESSED</b>			
		Holy Cross Electric 8,919,500	
		Public Service Co of Colorado 802,700	
		Rocky Mountain Natural Gas 2,757,200	
		Source Gas 1,792,000	
		Qwest Corporation 4,640,700	
		Airlines 4,889,600	
		Miscellaneous Companies 2,728,200	
<b>TOTAL</b>		<b>\$26,529,900</b>	<b>*\$9,344,680</b>

<b>EXEMPT PROPERTIES</b>			
No. of Parcels			
30	Charitable		47,200,300
23	Religious		42,102,800
4	Private Schools		5,864,100
<b>TOTAL</b>			<b>\$95,167,200</b>

**TOTAL 2011 PITKIN COUNTY ASSESSED VALUATION:**

**\$2,768,117,000 \*\***

**TOTAL 2011 PITKIN COUNTY ACTUAL VALUATION:**

**\$26,680,593,580\*\*\***

Abstract of Assessments and Levies for Pitkin County, Colorado for 2011 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.

## 2011 LEVIES AND REVENUES

Pitkin County	Assessed Valuation	Mill Levy	Tax Revenue
General Fund	2,768,117,000	2.150	\$5,951,452
Road & Bridge		0.158	437,362
Social Services		0.065	179,928
Healthy Comm Fund		0.567	1,569,523
Bond Redemption		0.055	152,246
Open Space		3.797	10,510,540
TV Translator		0.252	697,565
<b>Total County Revenue</b>		<b>7.044</b>	<b>\$19,498,616</b>

School Districts	Assessed Valuation	Mill Levy	Tax Revenue
<b>Aspen RE-1</b>	\$2,553,629,900		
General		4.484	\$11,450,476
Bond Redemption		2.814	7,185,915
Override		1.807	4,614,409
<b>TOTAL</b>		<b>9.105</b>	<b>23,250,800</b>
<b>Roaring Fork REJT1.12</b>	\$214,487,100		
General		22.084	\$4,736,733
Bond Redemption		8.768	1,880,623
Override		8.737	1,873,974
<b>TOTAL</b>		<b>39.589</b>	<b>8,491,330</b>

<b>Colorado Mtn. College</b>	\$2,768,117,000	3.997	\$11,064,164
<b>Total School Revenue</b>			<b>\$42,806,294</b>

Incorporated Towns	Assessed Valuation	Mill Levy	Tax Revenue
City of Aspen	1,277,063,120	5.236	\$6,686,702
Town of Basalt	55,125,390	6.139	338,414
Town of Snowmass Village	514,654,130	8.940	4,601,007

**Total Municipality Revenue**

**\$11,626,123**

## SPECIAL DISTRICTS

District	Assessed Valuation	Mill Levy	Tax Revenue
Aspen Ambulance	\$2,059,060,190	0.198	407,694
Aspen Sanitation	1,697,830,310	0.130	220,718
Aspen Fire Protection	2,043,916,630	1.455	2,973,898
Aspen Highlands Commercial	5,111,670	32.871	1,688,026
Aspen Highlands Residential	43,709,790	36.794	1,608,258
Aspen Historic Park & Rec	2,553,629,900	0.300	766,089
Aspen Valley Hospital	2,737,421,430	2.664	7,292,491
Aspen Village Metropolitan	3,540,740	83.994	297,401
Basalt & Rural Fire Protection	148,126,450	5.772	854,986
Basalt Library	183,417,230	4.520	829,046
Basalt Sanitation	55,591,700	2.706	150,431
Basalt Water Conservancy	243,810,490	0.044	10,728
Base Village Metro #1	4,099,170	43.500	178,314
Base Village Metro #2	32,925,410	43.500	1,432,255
Brush Creek Metropolitan	22,852,470	20.806	475,469
Buttermilk Metro – Roads	32,806,970	4.305	141,235
Buttermilk Metro – Water	40,619,120	9.900	402,129
Carbondale Fire Protection	30,695,570	10.041	308,215
CO River Water Conservancy	2,768,117,000	0.228	631,130
Crown Mtn Park & Recreation	147,154,270	2.380	350,227
East Aspen Metropolitan	252,337,010	0.395	99,673
Five Trees Metropolitan	26,361,150	11.806	311,220
Gateway Metropolitan	5,017,580	22.740	114,100
Holland Hills Metropolitan	2,956,070	11.163	32,999
Holland Hills Metro – Bond	3,079,000	35.783	110,176
Meadowood Metro District	18,494,910	26.210	484,752
Pitkin County Library	2,584,699,770	1.296	3,349,771
Redstone Water & Sanitation	7,623,280	16.384	124,900
Redstone Ranch Acres Road	2,185,010	4.146	9,059
Snowmass/Wildcat Fire	528,722,290	4.351	2,300,471
Snowmass Water & Sanitation	487,488,220	1.568	764,381
Starwood Metropolitan	66,576,030	22.378	1,489,838
Town of Snowmass Village GID	37,024,580	6.028	223,185
Twining Flats Improvement	3,276,210	5.368	17,587
W/J Ranch Metro	5,772,030	48.500	279,943
West Divide Water	19,774,500	0.042	830
WhiteHorse Sprg Water&San	26,338,650	0.229	6,032

**Total Special Districts :**

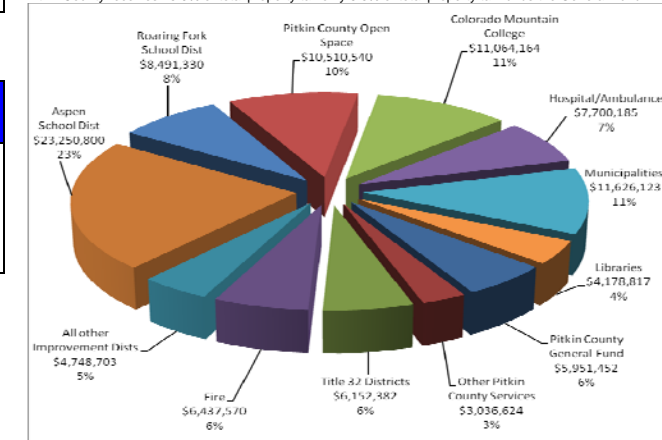
**\$29,217,657**

## TOTAL 2011 PITKIN COUNTY PROPERTY TAXES DUE:

**\$103,148,690**

Property Tax to be collected in 2012

Pitkin County receives 18.9% of total property tax only 5.8% of total property tax funds the General Fund



**2011 Pitkin County Taxing Districts and Levies  
for Taxes to be Paid in 2012**

Tax Area	Number	Total Levy
1-AFS	1	31.653
1-CFJ	4	39.493
1-CF	7	26.287
1-CFX	8	26.417
1-WHS	9	26.516
1-CM	11	24.634
1-CFM	12	26.089
JT1-BF	14	66.194
JT1-WZ	16	66.238
JT12-WB	17	62.239
JT12-L	18	62.195
JT12-WD	19	62.237
JT1-AW	21	62.393
JT1-WZS	27	68.944
JT1-SWZB	28	75.083
JT1-WDR	30	78.621
JT1-SWB	39	72.377
JT12-RRAGID	40	66.383
1-BCVRW	41	47.093
1-STWD	42	48.665
1-TF	44	31.655
JT1-HH	45	66.238
1-BCVW	49	47.093
1-CFEA	54	26.682
1-CFXEA	55	26.812
1-AFSEA	56	32.048
1-CFBW	57	26.331
1-STWDB	58	48.709
1-TFBW	60	31.699
JT1-SMRF	65	71.333
1-ASMF	66	28.985
1-AFSBW	67	31.697
1-AFT	68	37.925
JT1-HLBWR	69	60.634
JT1-HSFWT BL	70	72.901
1-HAAPLBW	71	24.876
1-HPLAA	72	24.832
1-CF.WB	73	40.536
1-HPLAA.WB	75	39.081
1-SVSF	79	37.925
1-WBBW	80	40.666
1-AFBW	81	26.461
1-AHRC	83	101.318
1-AFEA	84	26.726
1-AHR	85	68.447
1-AHCAF	86	64.524
AF-FT	87	43.459
BL-HH	88	113.184
1-AVHSF	89	29.183
1-ASBM	90	30.636
1-AFBM	91	36.361
1-AVHBW	93	40.666
1-AVM	94	110.281
1-WJASD	95	74.831
GMBF	96	88.934
1-BV2ASD	98	89.021
1-BV1ASD	99	89.021

**2011 Pitkin County Taxing Districts and Levies continued.**

Tax Area	Number	Total Levy
1-WHSBWC	100	26.56
1-SVSFBW	101	37.969
1-BMACS	102	40.622
1-TOSVSF	103	38.123
1-SVAFD	104	35.227
JT1-SMVRF	105	71.377
SFDBWC	107	62.437
MEADWD	108	52.627
JT1-BLHHB	109	102.021
1-ASBF	110	36.010

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 2011 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 29**

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

**By April 17**

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 2**

Assessor hears protests to personal property valuations.

**By July 16**

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

**July 1 – August 3**

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 2011**



PITKIN COUNTY COURTHOUSE

**PITKIN COUNTY, COLORADO**

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