

ARCHULETA COUNTY 2017 MILL LEVIES BY DISTRICT

2017

ABSTRACT OF ASSESSMENT

AND

LEVY OF TAXES



As approved by:

County Board of Equalization
 Division of Property Taxation
 State Board of Equalization
 Compliments of:
 Archuleta County Assessor's Office

Natalie Woodruff
 County Assessor

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	COUNTY	SCHOOL	TOPS	PSS GID	WATER ONLY	WATER & SAN	SAN JUAN WATER	FIRE DIST	HEALTH SERV	METRO	SW WATER CONSER DIST	LIBRARY	TOTAL LEVY	TAX DIST
SCHOOL DISTRICT 50	18.258	24.209							3.889		0.407	1.502	48.265	50-
SCHOOL DISTRICT 10	18.258	31.905									0.407		50.570	10-
FIRE + SW WATER	18.258	31.905						10.900			0.407		61.470	10F
SCHOOL DISTRICT 11	18.258	18.350									0.407	1.502	38.517	11-
SCHOOL DISTRICT 11 + FIRE	18.258	18.350						3.520			0.407	1.502	42.037	11H
PIEDRA PARK + FIRE	18.258	18.350						3.520		7.384	0.407	1.502	49.421	11F
ASPEN SPRINGS METRO	18.258	24.209					0.316	4.073	3.889	14.668	0.407	1.502	67.322	50A
SAN JUAN WATER	18.258	24.209					0.316		3.889		0.407	1.502	48.581	50C
FIRE DISTRICT	18.258	24.209					0.316	4.073	3.889		0.407	1.502	52.654	50F
FIRE - NO SJ WATER	18.258	24.209						4.073	3.889		0.407	1.502	52.338	50H
FIRE + PAWS	18.258	24.209				13.468		4.073	3.889		0.407	1.502	65.806	50L
PAWS 2 - NO FIRE	18.258	24.209			5.724		0.316		3.889		0.407	1.502	54.305	50M
PAWS 1	18.258	24.209				13.468	0.316	4.073	3.889		0.407	1.502	66.122	50P
SJRV METRO	18.258	24.209						4.073	3.889	8.883	0.407	1.502	61.221	50R
50W + ALPHA RR	18.258	24.209			5.724		0.316	4.073	3.889	10.000	0.407	1.502	68.378	50V
PAWS 2	18.258	24.209			5.724		0.316	4.073	3.889		0.407	1.502	58.378	50W
PAWS 1 - NO FIRE	18.258	24.209				13.468			3.889		0.407	1.502	61.733	50X
TOPS - NO WATER OR SAN	18.258	24.209	1.557				0.316	4.073	3.889		0.407	1.502	54.211	50Z
PAWS 2 ANNEX	18.258	24.209			5.724			4.073	3.889		0.407	1.502	58.062	51H
50W + LOMA LINDA METRO	18.258	24.209			5.724		0.316	4.073	3.889	10.000	0.407	1.502	68.378	51W
ALPHA RR + PAWS 2 + PSS GID	18.258	24.209		0.900	5.724		0.316	4.073	3.889	10.000	0.407	1.502	69.278	5TB
TOPS + PSS GID	18.258	24.209	1.557	0.900	5.724		0.316	4.073	3.889		0.407	1.502	60.835	5TC
PAG FIRE + PAWS 2 + PSS GID	18.258	24.209		0.900	5.724		0.316	4.073	3.889		0.407	1.502	59.278	5TD
TOPS ANNEX - NO PSS GID	18.258	24.209	1.557		5.724		0.316	4.073	3.889		0.407	1.502	59.935	5TF
ALPHA RR + PAWS 2 + TOPS + PSS GID	18.258	24.209	1.557	0.900	5.724		0.316	4.073	3.889	10.000	0.407	1.502	70.835	5TK
ALPHA RR + PAWS 2	18.258	24.209	1.557		5.724		0.316	4.073	3.889	10.000	0.407	1.502	69.935	5TL
PSS GID + PAWS 2 (water only)	18.258	24.209		0.900	5.724			4.073	3.889		0.407	1.502	58.962	5TQ
TOPS + PAWS 1	18.258	24.209	1.557			13.468	0.316	4.073	3.889		0.407	1.502	67.679	5TP
PSS GID - NO WATER	18.258	24.209		0.900			0.316	4.073	3.889		0.407	1.502	53.554	5TS
PAWS 2 ANNEX - NO FIRE	18.258	24.209			5.724				3.889		0.407	1.502	53.989	5W-
CTR METRO	18.258	24.209				13.468	0.316	4.073	3.889	10.000	0.407	1.502	76.122	50T

2017 County Officers

Steve Wadley - Commissioner District 1 • Ron Maez - Commissioner District 2 • Michael Whiting - Commissioner District 3
 Natalie Woodruff - Assessor • June Madrid - Clerk & Recorder • Rich Valdez - Sheriff • Betty Diller - Treasurer
 Dan Keuning - Coroner • Dean Schultz - Surveyor • Justin Fay - Judge • George G Lyman/Jeffrey R Wilson - Judge

2017 ABSTRACT OF ASSESSMENT

RESIDENTIAL	Parcel			Total
	Count	Land	Improvements	Assessed
Vacant	5,879	49,020,600	839,720	49,860,320
Single Family Res*	7,725	24,453,380	133,923,330	158,376,710
Duplex - Triplex	61	89,760	1,217,810	1,307,570
Multi Units (4-8)	15	67,820	345,300	413,120
Multi Units (9 & Up)	9	102,840	629,360	732,200
Condominium	558		4,571,520	4,571,520
Manuf Housing*	821	876,390	1,092,370	1,968,760
Personal Property	45		218,720	218,720
TOTAL RESIDENTIAL	74,610,790	142,838,130	217,448,920	

*incl Ag Res

COMMERCIAL	Parcel			Total
	Count	Land	Improvements	Assessed
Vacant	211	5,282,280		5,282,280
Merchandising	93	3,635,230	8,862,280	12,497,510
Lodging	52	2,430,250	6,085,380	8,515,630
Office	53	1,365,080	3,028,110	4,393,190
Recreation	14	1,040,330	535,970	1,576,300
Special Purpose	98	2,773,540	6,848,260	9,621,800
Warehouse/Storage	54	1,050,870	2,474,100	3,524,970
Multi - Use	4	107,420	350,300	457,720
Com Condo	173		3,347,780	3,347,780
Personal Property	203		3,676,580	3,676,580
Comm Possessory	26		107,040	107,040
TOTAL COMMERCIAL	17,685,000	35,315,800	53,000,800	

INDUSTRIAL	Parcel			Total
	Count	Land	Improvements	Assessed
Vacant	47	280,030		280,030
Contract/Service	12	240,190	314,170	554,360
Manufact/Process	8	131,740	368,880	500,620
Personal Property	13		149,770	149,770
TOTAL INDUSTRIAL	651,960	832,820	1,484,780	

AGRICULTURAL	Parcel			Total
	Count	Land	Improvements	Assessed
Flood	108	491,230		491,230
Dry Farm Land	111	307,270		307,270
Meadow Hay Land	403	1,331,850		1,331,850
Grazing Land	1,446	1,630,050		1,630,050
Orchard Land	5	8,150		8,150
Farm/Ranch Waste Land	50	3,410		3,410
Ag Forest Land	76	579,640		579,640
Ag Support Bldgs	366		3,745,440	3,745,440
Ag Possessory Interest	50	13,580		13,580
TOTAL AGRICULTURAL	4,365,180	3,745,440	8,110,620	

NATURAL RESOURCES	Parcel			Total
	Count	Land	Improvements	Assessed
Earth & Stone Products	6	117,020	68,040	185,060
Severed Minerals	141	34,110		34,110
Producing Oil	8	46,900	35,560	82,460
Producing Gas	97	12,107,390	1,850,670	13,958,060
Gathering/Pipeline/Distrib	9		4,578,310	4,578,310
Rotary Drill Riggs	1		12,850	12,850
TOTAL NATURAL RESOURCES	12,305,420	6,545,430	18,850,850	

STATE ASSESSED	Parcel			Total	
	Count	Land	Improvements	Assessed	
Land / Real	75	411,667		411,667	
Personal Property	169		9,769,733	9,769,733	
TOTAL STATE ASSESSED	411,667	9,769,733	10,181,400		
				Total	
			Land	Improvements	Assessed
TOTAL ASSESSMENT	110,030,017	199,047,353	309,077,370		

Total Exempt Property ### 98,766,950 7,878,850 106,645,800

Total Exempt and Taxable Property 208,796,967 206,926,203 415,723,170

GENERAL INFORMATION

The Assessor is not responsible for taxes and levies.

It is the duty of the Assessor to list all assessable property in the County and to make a fair assessment of that property. This ensures the equitable distribution of the tax load to all property owners based on actual value. The guidelines for property valuation are set by the Colorado Constitution and Statutory Requirements. The State Legislature sets the percentages that values are computed by to arrive at the assessed value.

- * County Tax is levied by the County Commissioners
- * School Tax is levied by District School Boards
- * Town Tax is levied by Town Officials
- * Improvement Districts are levied by various boards
- * Utilities are assessed by the Department of Property Taxation

January 1st of each year is the original assessment date and every owner of taxable property is obligated by law to render their property for assessment by January 1st of each current year.

Notices of Valuation will be mailed out by May 1st, except in intervening years. The Assessor will hear protests from May 1st to June 1st every year. Objections to the taxable valuations must be received/postmarked not later than June 1st. Failure to file with the Assessor deprives you of the right to continue your protest.

Assessment Rate

Residential 7.2% of actual value = assessed value
All other properties 29% of actual value = assessed value

NOTE: Revenue amounts shown may be different than an entities declaration by \$1 high or low due to rounding

2017 DISTRIBUTION OF REVENUE

FUND	VALUATION	LEVY	REVENUE	FUND	VALUATION	LEVY	REVENUE	
ARCHULETA COUNTY								
General	309,077,370	12.763	3,944,754	SAN JUAN WATER CONSERVANCY DIST				
Road & Bridge		4.558	1,408,775	General	222,168,878	0.316	70,205	
Human Services		0.912	281,879	Abatements/Refunds		0.000	0	
Abatements/Refunds		0.025	7,727	TOTAL	222,168,878	0.316	70,205	
TOTAL	309,077,370	18.258	5,643,135	SOUTHWESTERN WATER CONSERVATION DIST				
TOWN OF PAGOSA SPRINGS								
General	54,956,526	1.557	85,567	General	309,077,370	0.407	125,794	
Abatements/Refunds		0.000	0	Temporary Tax Credit		0.000	0	
TOTAL	54,956,526	1.557	85,567	TOTAL	309,077,370	0.407	125,794	
PAGOSA SPRINGS SANITATION GEN IMP DIST								
General	39,289,521	0.900	35,360	General	308,398,666	1.500	462,598	
Contractual Obg / Bond Redemption		0.000	0	Abatements/Refunds		0.002	617	
Abatements/Refunds		0.000	0	TOTAL	308,398,666	1.502	463,215	
TOTAL	39,289,521	0.900	35,360	UPPER SAN JUAN HEALTH SERVICES DIST				
PAGOSA AREA WATER & SAN - Dist 1								
General	106,618,482	6.090	649,307	General	282,645,665	3.884	1,097,796	
Temporary Tax Credit			0	Abatements/Refunds		0.005	1,413	
Contractual Obg / Bond Redemptions		7.370	785,778	TOTAL	282,645,665	3.889	1,099,209	
Abatements/Refunds		0.008	853	ARCHULETA SCHOOL DIST 50 JT.				
TOTAL	106,618,482	13.468	1,435,938	General	282,645,665	21.014	5,939,516	
PAGOSA AREA WATER & SAN - Dist 2								
General	98,311,541	1.949	191,609	Bond Redemption		3.161	893,443	
Bond 3/27/12		3.763	369,946	Abatements		0.034	9,610	
Abatements/Refunds		0.012	1,180	TOTAL	282,645,665	24.209	6,842,569	
TOTAL	98,311,541	5.724	562,735	BAYFIELD SCHOOL DIST 10 JT.				
ALPHA ROCK RIDGE METRO DIST								
General	6,318,900	10.000	63,189	General	678,704	8.229	5,585	
Abatements/Refunds		0.000	0	Bond Redemption		14.845	10,075	
TOTAL	6,318,900	10.000	63,189	Override		8.769	5,952	
ASPEN SPRINGS METRO DIST								
General	13,618,374	14.638	199,346	Abatements/Refunds		0.062	42	
Abatements/Refunds		0.030	409	TOTAL	678,704	31.905	21,654	
TOTAL	13,618,374	14.668	199,755	IGNACIO SCHOOL DIST 11 JT.				
COLORADO'S TIMBER RIDGE METRO								
General	8,322,870	10.000	83,228	General	25,753,001	2.274	58,562	
Temporary Tax Credit		0.000	0	Bond Redemption		11.500	296,160	
Abatements/Refunds		0.000	0	Override		4.496	115,785	
TOTAL	8,322,870	10.000	83,228	Abatements/Refunds		0.080	2,060	
LOMA LINDA								
General	4,864,340	10.000	48,643	TOTAL	25,753,001	18.350	472,567	
Abatements/Refunds		0.000	0	PAGOSA FIRE PROTECTION DIST				
TOTAL	4,864,340	10.000	48,643	General	257,888,011	4.067	1,048,830	
PIEDRA PARK METRO DIST								
General	3,613,500	7.384	26,682	Abatements/Refunds		0.006	1,547	
Abatements/Refunds		0.000	0	TOTAL	257,888,011	4.073	1,050,377	
TOTAL	3,613,500	7.384	26,682	UPPER PINE FIRE PROTECTION DIST				
SAN JUAN RIVER VILLAGE METRO DIST								
General	5,237,420	8.870	46,456	General	319,940	10.900	3,487	
Abatements/Refunds		0.013	68	Abatements/Refunds		0.000	0	
TOTAL	5,237,420	8.883	46,524	TOTAL	319,940	10.900	3,487	
LOS PINOS FIRE DIST								
					General	25,635,790	3.520	90,238
					Abatements/Refunds		0.000	0
					TOTAL	25,635,790	3.520	90,238
LOS PINOS FPD - MT. ALLISON AREA								
					General	24,637,560		
					TOTAL	24,637,560		