

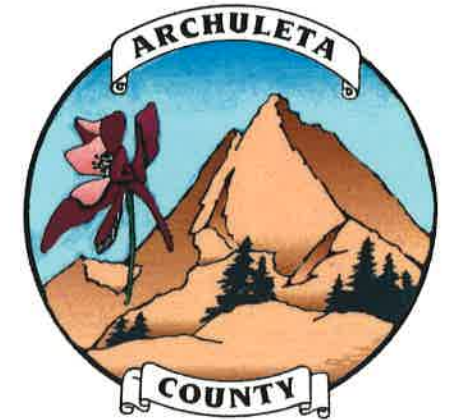
ARCHULETA COUNTY 2019 MILL LEVIES BY DISTRICT

2019

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

449 San Juan Street  
 P.O. Box 1089  
 Pagosa Springs, Colorado 81147  
 Phone: 970-264-8310  
 Fax: 970-264-8319  
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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	17.411	25.585							3.890		0.403	1.502	48.791	50-
SCHOOL DISTRICT 10	17.411	31.272									0.403		49.086	10-
FIRE + SW WATER	17.411	31.272						10.961			0.403		60.047	10F
SCHOOL DISTRICT 11	17.411	17.954									0.403	1.502	37.270	11-
SCHOOL DISTRICT 11 + FIRE	17.411	17.954						3.520			0.403	1.502	40.790	11H
PIEDRA PARK + FIRE	17.411	17.954						3.520		7.384	0.403	1.502	48.174	11F
ASPEN SPRINGS METRO	17.411	25.585					0.316	7.892	3.890	14.643	0.403	1.502	71.642	50A
SAN JUAN WATER	17.411	25.585					0.316		3.890		0.403	1.502	49.107	50C
FIRE DISTRICT	17.411	25.585					0.316	7.892	3.890		0.403	1.502	56.999	50F
FIRE - NO SJ WATER	17.411	25.585						7.892	3.890		0.403	1.502	56.683	50H
FIRE + PAWS	17.411	25.585				11.670		7.892	3.890		0.403	1.502	68.353	50L
PAWS 2 - NO FIRE	17.411	25.585			5.068		0.316		3.890		0.403	1.502	54.175	50M
PAWS 1	17.411	25.585				11.670	0.316	7.892	3.890		0.403	1.502	68.669	50P
SJRV METRO	17.411	25.585						7.892	3.890	8.870	0.403	1.502	65.553	50R
50W + ALPHA RR	17.411	25.585			5.068		0.316	7.892	3.890	10.000	0.403	1.502	72.067	50V
PAWS 2	17.411	25.585			5.068		0.316	7.892	3.890		0.403	1.502	62.067	50W
PAWS 1 - NO FIRE	17.411	25.585				11.670			3.890		0.403	1.502	60.461	50X
TOPS - NO WATER OR SAN	17.411	25.585	1.565				0.316	7.892	3.890		0.403	1.502	58.564	50Z
PAWS 2 ANNEX	17.411	25.585			5.068			7.892	3.890		0.403	1.502	61.751	51H
50W + LOMA LINDA METRO	17.411	25.585			5.068		0.316	7.892	3.890	10.000	0.403	1.502	72.067	51W
ALPHA RR + PAWS 2 + PSS GID	17.411	25.585		0.904	5.068		0.316	7.892	3.890	10.000	0.403	1.502	72.971	5TB
TOPS + PSS GID	17.411	25.585	1.565	0.904	5.068		0.316	7.892	3.890		0.403	1.502	64.536	5TC
PAG FIRE + PAWS 2 + PSS GID	17.411	25.585		0.904	5.068		0.316	7.892	3.890		0.403	1.502	62.971	5TD
TOPS ANNEX - NO PSS GID	17.411	25.585	1.565		5.068		0.316	7.892	3.890		0.403	1.502	63.632	5TF
ALPHA RR + PAWS 2 + TOPS + PSS GID	17.411	25.585	1.565	0.904	5.068		0.316	7.892	3.890	10.000	0.403	1.502	74.536	5TK
ALPHA RR + PAWS 2	17.411	25.585	1.565		5.068		0.316	7.892	3.890	10.000	0.403	1.502	73.632	5TL
PSS GID + PAWS 2 (water only)	17.411	25.585		0.904	5.068			7.892	3.890		0.403	1.502	62.655	5TQ
TOPS + PAWS 1	17.411	25.585	1.565			11.670	0.316	7.892	3.890		0.403	1.502	70.234	5TP
PSS GID - NO WATER	17.411	25.585		0.904			0.316	7.892	3.890		0.403	1.502	57.903	5TS
PAWS 2 ANNEX - NO FIRE	17.411	25.585			5.068				3.890		0.403	1.502	53.859	5W-
CTR METRO	17.411	25.585				11.670	0.316	7.892	3.890	10.000	0.403	1.502	78.669	50T
50 JT + UPPER PINE FIRE	17.411	25.585						10.961	3.890		0.403	1.502	59.752	50U

2018 County Officers

Steve Wadley - Commissioner District 1 • Ron Maez - Commissioner District 2 • Alvin Schaaf - Commissioner District 3  
 Natalie Woodruff - Assessor • Kristy Archuleta - Clerk & Recorder • Rich Valdez - Sheriff • Elsa White - Treasurer  
 Brandon Bishop - Coroner • Dean Schultz - Surveyor • Justin Fay - Judge • Jeffrey R. Wilson - Judge

**2019 ABSTRACT OF ASSESSMENT**

RESIDENTIAL	Parcel			Total
	Count	Land	Improvements	Assessed
Vacant	5,563	51,771,350	853,060	52,624,410
Single Family Res*	8,049	29,079,830	158,726,080	187,805,910
Duplex - Triplex	66	118,210	1,369,270	1,487,480
Multi Units (4-8)	15	75,760	476,770	552,530
Multi Units (9 & Up)	8	107,310	650,650	757,960
Condominium	559		6,094,840	6,094,840
Manuf Housing*	821	1,017,020	981,290	1,998,310
Personal Property	44		226,320	226,320

**TOTAL RESIDENTIAL 82,169,480 169,378,280 251,547,760**

\*incl Ag Res

COMMERCIAL	Parcel			Total
	Count	Land	Improvements	Assessed
Vacant	204	5,102,000		5,102,000
Merchandising	93	3,714,450	9,210,170	12,924,620
Lodging	54	4,100,800	7,263,170	11,363,970
Office	52	1,355,520	2,937,520	4,293,040
Recreation	14	1,546,040	940,320	2,486,360
Special Purpose	98	2,740,400	7,127,650	9,868,050
Warehouse/Storage	56	1,189,490	2,477,960	3,667,450
Multi - Use	3	72,620	255,420	328,040
Com Condo	175		3,456,770	3,456,770
Personal Property	225		3,420,500	3,420,500
Comm Possessory	26		102,880	102,880

**TOTAL COMMERCIAL 19,821,320 37,192,360 57,013,680**

INDUSTRIAL	Parcel			Total
	Count	Land	Improvements	Assessed
Vacant	47	281,650		281,650
Contract/Service	12	276,780	303,170	579,950
Manufact/Process	8	139,930	453,120	593,050
Personal Property	13		139,490	139,490

**TOTAL INDUSTRIAL 698,360 895,780 1,594,140**

AGRICULTURAL	Parcel			Total
	Count	Land	Improvements	Assessed
Flood	116	388,660		388,660
Dry Farm Land	107	222,310		222,310
Meadow Hay Land	399	1,383,830		1,383,830
Grazing Land	1,468	1,778,990		1,778,990
Orchard Land	5	6,080		6,080
Farm/Ranch Waste Land	52	4,160		4,160
Ag Forest Land	68	546,980		546,980
Ag Support Bldgs	356		3,586,950	3,586,950
Ag Possessory Interest	45	12,910		12,910

**TOTAL AGRICULTURAL 4,341,920 3,586,950 7,928,870**

NATURAL RESOURCES	Parcel			Total
	Count	Land	Improvements	Assessed
Earth & Stone Products	5	167,490	58,530	226,020
Severed Minerals	141	34,110		34,110
Producing Oil	8	72,670	34,990	107,660
Producing Gas	108	13,545,950	1,707,930	15,253,880
Gathering/Pipeline/Distrib	9		5,082,330	5,082,330
Rotary Drill Rigs	1		13,820	13,820

**TOTAL NATURAL RESOURCES 13,820,220 6,897,600 20,717,820**

**2019 DISTRIBUTION OF REVENUE**

FUND	VALUATION	LEVY	REVENUE	FUND	VALUATION	LEVY	REVENUE
<b>ARCHULETA COUNTY</b>				<b>SAN JUAN WATER CONSERVANCY DIST</b>			
General	311,147,760	12.763	3,971,179	General	224,016,540	0.316	70,789
Road & Bridge		4.558	1,418,211	Abatements/Refunds		0.000	0
Human Services		0.912	283,767	<b>TOTAL</b>	<b>224,016,540</b>	<b>0.316</b>	<b>70,789</b>
Abatements/Refunds		0.065	20,225	<b>SOUTHWESTERN WATER CONSERVATION DIST</b>			
<b>TOTAL</b>	<b>311,147,760</b>	<b>18.298</b>	<b>5,693,382</b>	General	311,147,760	0.407	126,637
<b>TOWN OF PAGOSA SPRINGS</b>				Temporary Tax Credit		0.000	0
General	54,839,060	1.557	85,384	<b>TOTAL</b>	<b>311,147,760</b>	<b>0.407</b>	<b>126,637</b>
Abatements/Refunds		0.013	713	<b>UPPER SAN JUAN LIBRARY DIST</b>			
<b>TOTAL</b>	<b>54,839,060</b>	<b>1.570</b>	<b>86,097</b>	General	310,483,850	1.500	465,726
<b>PAGOSA SPRINGS SANITATION GEN IMP DIST</b>				Abatements/Refunds		0.005	1,552
General	39,480,790	0.900	35,533	<b>TOTAL</b>	<b>310,483,850</b>	<b>1.505</b>	<b>467,278</b>
Contractual Obg / Bond Redemption		0.000	0	<b>UPPER SAN JUAN HEALTH SERVICES DIST</b>			
Abatements/Refunds		0.005	197	General	283,917,880	3.884	1,102,737
<b>TOTAL</b>	<b>39,480,790</b>	<b>0.905</b>	<b>35,730</b>	Abatements/Refunds		0.013	3,691
<b>PAGOSA AREA WATER &amp; SAN - Dist 1</b>				<b>TOTAL</b>	<b>283,917,880</b>	<b>3.897</b>	<b>1,106,428</b>
General	107,911,150	6.090	657,179	<b>ARCHULETA SCHOOL DIST 50 JT.</b>			
Temporary Tax Credit			0	General	283,917,880	21.014	5,966,250
Contractual Obg / Bond Redemptions		7.303	788,075	Bond Redemption		2.660	755,222
Abatements/Refunds		0.018	1,942	Mill Levy Override		5.942	1,687,040
<b>TOTAL</b>	<b>107,911,150</b>	<b>13.411</b>	<b>1,447,196</b>	Abatements		0.084	23,849
<b>PAGOSA AREA WATER &amp; SAN - Dist 2</b>				<b>TOTAL</b>	<b>283,917,880</b>	<b>29.700</b>	<b>8,432,361</b>
General	98,870,680	1.949	192,699	<b>BAYFIELD SCHOOL DIST 10 JT.</b>			
Bond 3/27/12		3.741	369,875	General	663,910	8.229	5,463
Abatements/Refunds		0.009	890	Bond Redemption		14.845	9,856
<b>TOTAL</b>	<b>98,870,680</b>	<b>5.699</b>	<b>563,464</b>	Override		8.586	5,700
<b>ALPHA-ROCK RIDGE METRO DIST</b>				Abatements/Refunds		0.061	40
General	6,375,750	10.000	63,758	<b>TOTAL</b>	<b>663,910</b>	<b>31.721</b>	<b>21,060</b>
Abatements/Refunds		0.000	0	<b>IGNACIO SCHOOL DIST 11 JT.</b>			
<b>TOTAL</b>	<b>6,375,750</b>	<b>10.000</b>	<b>63,758</b>	General	26,565,980	2.274	60,411
<b>ASPEN SPRINGS METRO DIST</b>				Bond Redemption		11.500	305,509
General	13,786,710	14.638	201,810	Override		3.927	104,325
Abatements/Refunds		0.009	124	Abatements/Refunds		0.012	319
<b>TOTAL</b>	<b>13,786,710</b>	<b>14.647</b>	<b>201,934</b>	<b>TOTAL</b>	<b>26,565,980</b>	<b>17.713</b>	<b>470,563</b>
<b>COLORADO'S TIMBER RIDGE METRO</b>				<b>PAGOSA FIRE PROTECTION DIST</b>			
General	8,518,690	10.000	85,187	General	259,303,640	7.850	2,035,534
Temprary Tax Credit		0.000	0	Abatements/Refunds		0.015	3,890
Abatements/Refunds		0.000	0	<b>TOTAL</b>	<b>259,303,640</b>	<b>7.865</b>	<b>2,039,424</b>
<b>TOTAL</b>	<b>8,518,690</b>	<b>10.000</b>	<b>85,187</b>	<b>UPPER PINE FIRE PROTECTION DIST</b>			
<b>LOMA LINDA</b>				General	438,540	10.900	4,780
General	4,886,630	10.000	48,866	Abatements/Refunds		0.000	0
Abatements/Refunds		0.000	0	<b>TOTAL</b>	<b>438,540</b>	<b>10.900</b>	<b>4,780</b>
<b>TOTAL</b>	<b>4,886,630</b>	<b>10.000</b>	<b>48,866</b>	<b>LOS PINOS FIRE DIST</b>			
<b>PIEDRA PARK METRO DIST</b>				General	25,138,140	3.520	88,486
General	3,636,510	7.384	26,852	Abatements/Refunds		0.000	0
Abatements/Refunds		0.000	0	<b>TOTAL</b>	<b>25,138,140</b>	<b>3.520</b>	<b>88,486</b>
<b>TOTAL</b>	<b>3,636,510</b>	<b>7.384</b>	<b>26,852</b>	<b>LOS PINOS FPD - MT. ALLISON AREA</b>			
<b>SAN JUAN RIVER VILLAGE METRO DIST</b>				General	24,637,560		
General	5,184,620	8.870	45,988	<b>TOTAL</b>	<b>24,637,560</b>		
Abatements/Refunds		0.083	430				
<b>TOTAL</b>	<b>5,184,620</b>	<b>8.953</b>	<b>46,418</b>				

**TOTAL ASSESSMENT 121,310,623 227,295,747 348,606,370**

**Total Exempt Property ### 76,726,900 14,199,240 90,926,140**

**Total Exempt and Taxable Property 198,037,523 241,494,987 439,532,510**

**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 enities declaration by \$1 high or low due to rounding