

2021

ARCHULETA COUNTY 2021 MILL LEVIES BY DISTRICT

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

Johanna Tully-Elliott
County Assessor

	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	17.716	26.078							3.893		0.407	1.503	49.597	50-
SCHOOL DISTRICT 10	17.716	34.751									0.407		52.874	10-
FIRE + SW WATER	17.716	34.751						10.900			0.407		63.774	10F
SCHOOL DISTRICT 11	17.716	23.859									0.407	1.503	43.485	11-
SCHOOL DISTRICT 11 + FIRE	17.716	23.859						9.500			0.407	1.503	52.985	11H
PIEDRA PARK + FIRE	17.716	23.859						9.500		7.384	0.407	1.503	60.369	11F
ASPEN SPRINGS METRO	17.716	26.078					0.316	7.905	3.893	14.658	0.407	1.503	72.476	50A
SAN JUAN WATER	17.716	26.078					0.316		3.893		0.407	1.503	49.913	50C
FIRE DISTRICT	17.716	26.078					0.316	7.905	3.893		0.407	1.503	57.818	50F
FIRE - NO SJ WATER	17.716	26.078						7.905	3.893		0.407	1.503	57.502	50H
FIRE + PAWS	17.716	26.078				10.702		7.905	3.893		0.407	1.503	68.204	50L
PAWS 2 - NO FIRE	17.716	26.078			4.684		0.316		3.893		0.407	1.503	54.597	50M
PAWS 1	17.716	26.078				10.702	0.316	7.905	3.893		0.407	1.503	68.520	50P
SJRV METRO	17.716	26.078						7.905	3.893	8.870	0.407	1.503	66.372	50R
50W + ALPHA RR	17.716	26.078			4.684		0.316	7.905	3.893	10.000	0.407	1.503	72.502	50V
PAWS 2	17.716	26.078			4.684		0.316	7.905	3.893		0.407	1.503	62.502	50W
PAWS 1 - NO FIRE	17.716	26.078				10.702			3.893		0.407	1.503	60.299	50X
TOPS - NO WATER OR SAN	17.716	26.078	1.571				0.316	7.905	3.893		0.407	1.503	59.389	50Z
PAWS 2 ANNEX	17.716	26.078			4.684			7.905	3.893		0.407	1.503	62.186	51H
50W + LOMA LINDA METRO	17.716	26.078			4.684		0.316	7.905	3.893	10.000	0.407	1.503	72.502	51W
ALPHA RR + PAWS 2 + PSS GID	17.716	26.078		0.911	4.684		0.316	7.905	3.893	10.000	0.407	1.503	73.413	5TB
TOPS + PSS GID	17.716	26.078	1.571	0.911	4.684		0.316	7.905	3.893		0.407	1.503	64.984	5TC
PAG FIRE + PAWS 2 + PSS GID	17.716	26.078		0.911	4.684		0.316	7.905	3.893		0.407	1.503	63.413	5TD
TOPS ANNEX - NO PSS GID	17.716	26.078	1.571		4.684		0.316	7.905	3.893		0.407	1.503	64.073	5TF
ALPHA RR + PAWS 2 + TOPS + PSS GID	17.716	26.078	1.571	0.911	4.684		0.316	7.905	3.893	10.000	0.407	1.503	74.984	5TK
ALPHA RR + PAWS 2	17.716	26.078	1.571		4.684		0.316	7.905	3.893	10.000	0.407	1.503	74.073	5TL
PSS GID + PAWS 2 (water only)	17.716	26.078		0.911	4.684			7.905	3.893		0.407	1.503	63.097	5TQ
TOPS + PAWS 1	17.716	26.078	1.571			10.702	0.316	7.905	3.893		0.407	1.503	70.091	5TP
PSS GID - NO WATER	17.716	26.078		0.911			0.316	7.905	3.893		0.407	1.503	58.729	5TS
PAWS 2 ANNEX - NO FIRE	17.716	26.078			4.684				3.893		0.407	1.503	54.281	5W-
CTR METRO	17.716	26.078				10.702	0.316	7.905	3.893	15.000	0.407	1.503	83.520	50T
50 JT + UPPER PINE FIRE	17.716	26.078						10.900	3.893		0.407	1.503	60.497	50U

2021 County Officers

Warren Brown - Commissioner District 1 • Ron Maez - Commissioner District 2 • Alvin Schaaf - Commissioner District 3
Johanna Tully-Elliott - Assessor • Kristy Archuleta - Clerk & Recorder • Rich Valdez - Sheriff • Elsa White - Treasurer
Brandon Bishop - Coroner • Ron Sutcliffe - Surveyor • Justin Fay - Judge • Jeffrey R Wilson - Judge

449 San Juan Street
P.O. Box 1089
Pagosa Springs, Colorado 81147
Phone: 970-264-8310
Fax: 970-264-8319
E-mail: assessor@archuletacounty.org

2021 ABSTRACT OF ASSESSMENT

2021 DISTRIBUTION OF REVENUE

RESIDENTIAL	Assessed Value
Vacant	53,841,700
Single Family Res	217,669,930
Duplex - Triplex	1,729,020
Multi Units (4-8)	438,740
Multi Units (9 & Up)	1,054,340
Condominium	7,525,290
Manuf Housing	3,783,790
Personal Property	
TOTAL RESIDENTIAL	286,042,810

COMMERCIAL	Assessed Value
Vacant	5,135,980
Merchandising	14,952,060
Lodging	11,241,460
Office	6,071,680
Recreation	2,552,870
Special Purpose	11,438,160
Warehouse/Storage	3,913,170
Multi - Use	1,808,890
Com Condo	4,073,730
Personal Property	3,156,650
Comm Possessory	87,120
TOTAL COMMERCIAL	64,431,770

INDUSTRIAL	Assessed Value
Vacant	261,380
Contract/Service	628,380
Manufact/Process	677,890
Personal Property	34,950
TOTAL INDUSTRIAL	1,602,600

AGRICULTURAL	Assessed Value
Flood	446,130
Dry Farm Land	256,880
Meadow Hay Land	1,448,800
Grazing Land	1,841,480
Orchard Land	6,570
Farm/Ranch Waste Land	4,800
Ag Forest Land	579,610
Ag Support Bldgs	3,968,330
Ag Possessory Interest	10,540
TOTAL AGRICULTURAL	8,563,140

NATURAL RESOURCES	Assessed Value
Earth & Stone Products	189,160
Severed Minerals	34,110
Producing Oil	129,160
Producing Gas	7,737,040
Gathering/Pipeline/Distrib	5,552,880
Rotary Drill Rigs	-
TOTAL NATURAL RESOURC	13,642,360

STATE ASSESSED	Assessed Value
Land / Real	476,820
Personal Property	9,846,480
TOTAL STATE ASSESSED	10,323,300

TOTAL ASSESSMENT	384,605,970
Total Exempt Property	102,025,100
Total Exempt and Taxable Property	486,631,070

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.

Taxes are collected by the Archuleta County Treasurer as follows:

1st half due: Feb. 28
2nd half due: June 15
Payment in full due: April 30

For more information call 970-264-8325 or visit the website below:
<https://www.archuletacounty.org/284/Guide-to-County-Taxes>

Assessment Rate

Residential 7.15% of actual value = assessed value
All other properties 29% of actual value = assessed value
Oil & Gas 73% of actual value = assessed value

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

FUND	VALUATION	LEVY	REVENUE
ARCHULETA COUNTY			
General	384,605,870	16.409	6,310,998
Temp Tax Credit		-0.560	(215,379)
Road & Bridge		0.912	350,761
Human Services		0.912	350,761
Abatements/Refunds		0.043	16,538
TOTAL	384,605,870	17.716	6,813,678

TOWN OF PAGOSA SPRINGS	VALUATION	LEVY	REVENUE
General	68,488,910	1.557	106,637
Abatements/Refunds		0.014	959
TOTAL	68,488,910	1.571	107,596

PAGOSA SPRINGS SANITATION GEN IMP DIST	VALUATION	LEVY	REVENUE
General	50,295,600	0.900	45,266
Cont Oblg / Bond Redmpt		0.000	0
Abatements/Refunds		0.011	553
TOTAL	50,295,600	0.911	45,819

PAGOSA AREA WATER & SAN - Dist 1	VALUATION	LEVY	REVENUE
General	145,531,350	6.090	886,286
Temporary Tax Credit		-0.946	(137,673)
Cont Oblg / Bond Redmpt		5.554	808,281
Abatements/Refunds		0.004	582
TOTAL	145,531,350	10.702	1,557,477

PAGOSA AREA WATER & SAN - Dist 2	VALUATION	LEVY	REVENUE
General	121,781,940	1.949	237,353
Temporary Tax Credit		-0.165	(20,094)
Bond 3/27/12		2.872	349,758
Abatements/Refunds		0.028	3,410
TOTAL	121,781,940	4.684	570,427

ALPHA ROCK RIDGE METRO DIST	VALUATION	LEVY	REVENUE
General	7,956,760	10.000	79,568
Abatements/Refunds		0.000	0
TOTAL	7,956,760	10.000	79,568

ASPEN SPRINGS METRO DIST	VALUATION	LEVY	REVENUE
General	18,926,580	14.647	277,218
Abatements/Refunds		0.011	208
TOTAL	18,926,580	14.658	277,426

COLORADO'S TIMBER RIDGE METRO	VALUATION	LEVY	REVENUE
General	9,585,750	15.000	143,786
Tempary Tax Credit		0.000	0
Abatements/Refunds		0.000	0
TOTAL	9,585,750	15.000	143,786

LOMA LINDA	VALUATION	LEVY	REVENUE
General	5,874,220	10.000	58,742
Abatements/Refunds		0.000	0
TOTAL	5,874,220	10.000	58,742

PIEDRA PARK METRO DIST	VALUATION	LEVY	REVENUE
General	4,522,980	7.384	33,398
Abatements/Refunds		0.000	0
TOTAL	4,522,980	7.384	33,398

SAN JUAN RIVER VILLAGE METRO DIST	VALUATION	LEVY	REVENUE
General	6,227,830	8.870	55,241
Abatements/Refunds		0.000	0
TOTAL	6,227,830	8.870	55,241

SAN JUAN WATER CONSERVANCY DIST	VALUATION	LEVY	REVENUE
General	291,247,280	0.316	92,034
Abatements/Refunds		0.000	0
TOTAL	291,247,280	0.316	92,034

SOUTHWESTERN WATER CONSERVATION DIST	VALUATION	LEVY	REVENUE
General	384,605,870	0.407	156,535
Temporary Tax Credit		0.000	0
TOTAL	384,605,870	0.407	156,535

UPPER SAN JUAN LIBRARY DIST	VALUATION	LEVY	REVENUE
General	383,735,150	1.500	575,603
Abatements/Refunds		0.003	1,151
TOTAL	383,735,150	1.503	576,754

UPPER SAN JUAN HEALTH SERVICES DIST	VALUATION	LEVY	REVENUE
General	362,179,780	3.884	1,406,706
Abatements/Refunds		0.009	3,260
TOTAL	362,179,780	3.893	1,409,966

ARCHULETA SCHOOL DIST 50 JT.	VALUATION	LEVY	REVENUE
General	362,179,780	22.014	7,973,026
Mill Levy Override		3.998	1,447,995
Abatements		0.066	23,904
TOTAL	362,179,780	26.078	9,444,924

BAYFIELD SCHOOL DIST 10 JT.	VALUATION	LEVY	REVENUE
General	870,720	9.229	8,036
Bond Redemption		16.391	14,272
Mill Levy Override		0.070	7,897
Abatements/Refunds		0.061	53
TOTAL	870,720	34.751	30,258

IGNACIO SCHOOL DIST 11 JT.	VALUATION	LEVY	REVENUE
General	21,555,370	3.274	70,572
Bond Redemption		14.427	310,979
Mill Levy Override		6.073	130,906
Abatements/Refunds		0.085	1,832
TOTAL	21,555,370	23.859	514,290

PAGOSA FIRE PROTECTION DIST	VALUATION	LEVY	REVENUE
General	332,667,080	7.884	2,622,747
Abatements/Refunds		0.021	6,986
TOTAL	332,667,080	7.905	2,629,733

UPPER PINE FIRE PROTECTION DIST	VALUATION	LEVY	REVENUE
General	598,210	10.900	6,520
Abatements/Refunds		0.000	0
TOTAL	598,210	10.900	6,520

LOS PINOS FIRE DIST	VALUATION	LEVY	REVENUE
General	21,549,970	9.500	204,725
Abatements/Refunds		0.000	0
TOTAL	21,549,970	9.500	204,725

LOS PINOS FPD - MT. ALLISON AREA	VALUATION	LEVY	REVENUE
General	24,530,980		
TOTAL	24,530,980		