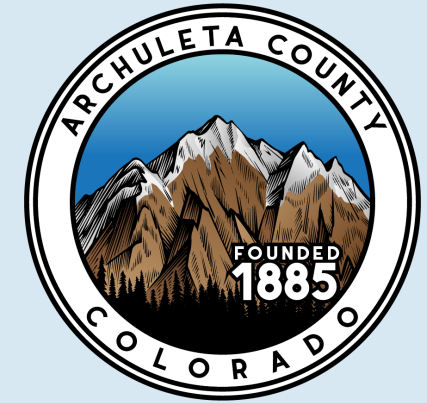




Colorado ARCHULETA COUNTY

*Johanna Tully-Elliott
Assessor*



2022 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 WA- TER CON- SER DIST	LIBRARY	TOTAL LEVY	TAX DIST
SCHOOL DISTRICT 50	18.247	27.078							3.897		0.407	1.505	51.134	50-
SCHOOL DISTRICT 10	18.247	34.168									0.407		52.822	10-
FIRE + SW WATER	18.247	34.168						10.900			0.407		63.722	10F
SCHOOL DISTRICT 11	18.247	19.755									0.407	1.505	39.914	11-
SCHOOL DISTRICT 11 + FIRE	18.247	19.755						9.500			0.407	1.505	49.414	11H
PIEDRA PARK + FIRE	18.247	19.755						9.500		7.384	0.407	1.505	56.798	11F
ASPEN SPRINGS METRO	18.247	27.078					0.316	8.052	3.897	14.658	0.407	1.505	74.160	50A
SAN JUAN WATER	18.247	27.078					0.316		3.897		0.407	1.505	51.450	50C
FIRE DISTRICT	18.247	27.078					0.316	8.052	3.897		0.407	1.505	59.502	50F
FIRE - NO SJ WATER	18.247	27.078						8.052	3.897		0.407	1.505	59.186	50H
FIRE + PAWS	18.247	27.078				5.503		8.052	3.897		0.407	1.505	64.689	50L
PAWS 2 - NO FIRE	18.247	27.078			1.874		0.316		3.897		0.407	1.505	53.324	50M
PAWS 1	18.247	27.078				5.503	0.316	8.052	3.897		0.407	1.505	65.005	50P
SJRV METRO	18.247	27.078						8.052	3.897	8.870	0.407	1.505	68.056	50R
50W + ALPHA RR	18.247	27.078			1.874		0.316	8.052	3.897	10.000	0.407	1.505	71.376	50V
PAWS 2	18.247	27.078			1.874		0.316	8.052	3.897		0.407	1.505	61.376	50W
PAWS 1 - NO FIRE	18.247	27.078				5.503			3.897		0.407	1.505	56.637	50X
TOPS - NO WATER OR SAN	18.247	27.078	1.597				0.316	8.052	3.897		0.407	1.505	61.099	50Z
PAWS 2 ANNEX	18.247	27.078			1.874			8.052	3.897		0.407	1.505	61.060	51H
50W + LOMA LINDA METRO	18.247	27.078			1.874		0.316	8.052	3.897	10.000	0.407	1.505	71.376	51W
ALPHA RR + PAWS 2 + PSS GID	18.247	27.078		0.902	1.874		0.316	8.052	3.897	10.000	0.407	1.505	72.278	5TB
TOPS + PSS GID	18.247	27.078	1.597	0.902	1.874		0.316	8.052	3.897		0.407	1.505	63.875	5TC
PAG FIRE + PAWS 2 + PSS GID	18.247	27.078		0.902	1.874		0.316	8.052	3.897		0.407	1.505	62.278	5TD
TOPS ANNEX - NO PSS GID	18.247	27.078	1.597		1.874		0.316	8.052	3.897		0.407	1.505	62.973	5TF
ALPHA RR + PAWS 2 + TOPS + PSS GID	18.247	27.078	1.597	0.902	1.874		0.316	8.052	3.897	10.000	0.407	1.505	73.875	5TK
ALPHA RR + PAWS 2	18.247	27.078	1.597		1.874		0.316	8.052	3.897	10.000	0.407	1.505	72.973	5TL
PSS GID + PAWS 2 (water only)	18.247	27.078		0.902	1.874			8.052	3.897		0.407	1.505	61.962	5TQ
TOPS + PAWS 1	18.247	27.078	1.597			5.503	0.316	8.052	3.897		0.407	1.505	66.602	5TP
PSS GID - NO WATER	18.247	27.078		0.902			0.316	8.052	3.897		0.407	1.505	60.404	5TS
PAWS 2 ANNEX - NO FIRE	18.247	27.078			1.874				3.897		0.407	1.505	53.008	5W-
CTR METRO	18.247	27.078				5.503	0.316	8.052	3.897	15.000	0.407	1.505	80.005	50T
50 JT + UPPER PINE FIRE	18.247	27.078						10.900	3.897		0.407	1.505	62.034	50U

2022 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 St. • P.O. Box 1089
 Pagosa Springs, CO 81147
 970-264-8310
 E-mail: assessor@archuletacounty.org

2022 ABSTRACT OF ASSESSMENT

2022 DISTRIBUTION OF REVENUE

RESIDENTIAL	6.95%	Assessed Value
Vacant		57,023,020
Single Family Res		216,105,270
Condominium		7,327,720
Manuf Housing		3,431,380
Partially Exempt		72,110
TOTAL RESIDENTIAL		283,959,500

MULTIFAMILY	6.80%	Assessed Value
Duplex - Triplex		1,722,890
Multi Units (4-8)		417,900
Multi Units (9 & Up)		1,196,270
TOTAL MULTIFAMILY		3,337,060

COMMERCIAL	29%	Assessed Value
Vacant		5,102,410
Merchandising		15,003,120
Lodging 26.40%		10,669,490
Office		5,301,760
Recreation		2,477,320
Special Purpose		11,701,700
Warehouse/Storage		3,958,270
Multi - Use		362,260
Com Condo		4,073,730
Personal Property		2,865,480
Comm Possessory		131,080
Non-Res on Vacant land		1,252,390
TOTAL COMMERCIAL		62,899,010

INDUSTRIAL	29%	Assessed Value
Vacant		261,380
Contract/Service		645,960
Manufact/Process		681,270
Personal Property		58,080
TOTAL INDUSTRIAL		1,646,690

AGRICULTURAL	26.40%	Assessed Value
Flood		404,520
Dry Farm Land		232,940
Meadow Hay Land		1,304,250
Grazing Land		1,676,730
Orchard Land		5,000
Farm/Ranch Waste Land		4,380
Ag Forest Land		525,490
Ag Support Bldgs		3,666,410
Ag Possessory Interest		8,540
TOTAL AGRICULTURAL		7,828,260

NATURAL RESOURCES	73%	Assessed Value
Earth & Stone Products		135,650
Severed Minerals		34,040
Producing Oil		87,220
Producing Gas		22,101,480
Gathering/Pipeline/Distrib		4,933,760
Rotary Drill Rigs		210,640
TOTAL NATURAL RESOURCES		27,502,790

STATE ASSESSED	29%	Assessed Value
Land / Real		625,720
Personal Property		12,060,980
TOTAL STATE ASSESSED		12,686,700

TOTAL ASSESSED VALUE	399,860,010
Total Exempt Property	103,163,280
Total Exempt and Taxable	503,023,290

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 by Class:

Residential	6.95%	of actual value = assessed value
Multifamily	6.80%	of actual value = assessed value
Lodging	26.40%	of actual value = assessed value
Agricultural	26.40%	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	399,860,010	16.409	6,561,303
Temp Tax Credit		-0.045	(17,994)
Human Services		0.912	364,672
Abatements/Refunds		0.059	23,592
		0.912	364,672
TOTAL	399,860,010	18.247	7,296,246

FUND	VALUATION	LEVY	REVENUE
TOWN OF PAGOSA SPRINGS			
General	68,396,910	1.577	107,862
Abatements/Refunds		0.020	1,368
TOTAL	68,396,910	1.597	109,230

FUND	VALUATION	LEVY	REVENUE
PAGOSA SPRINGS SANITATION GEN IMP DIST			
General	51,233,986	0.900	46,111
Cont Oblg / Bond Redmpt		0.000	0
Abatements/Refunds		0.002	102
TOTAL	51,233,986	0.902	46,213

FUND	VALUATION	LEVY	REVENUE
PAGOSA AREA WATER & SAN - Dist 1			
General	144,933,586	6.090	882,646
Temporary Tax Credit		-0.674	(97,685)
Cont Oblg / Bond Redmpt		0.029	4,203
Abatements/Refunds		0.058	8,406
TOTAL	144,933,586	5.503	797,570

FUND	VALUATION	LEVY	REVENUE
PAGOSA AREA WATER & SAN - Dist 2			
General	122,756,144	1.949	239,252
Temporary Tax Credit		-0.099	(12,153)
Bond 3/27/12		0.012	1,473
Abatements/Refunds		0.012	1,473
TOTAL	122,756,144	1.874	230,045

FUND	VALUATION	LEVY	REVENUE
ALPHA-ROCK RIDGE METRO DIST			
General	7,921,192	10.000	79,212
Abatements/Refunds		0.000	0
TOTAL	7,921,192	10.000	79,212

FUND	VALUATION	LEVY	REVENUE
ASPEN SPRINGS METRO DIST			
General	19,042,104	14.647	278,910
Abatements/Refunds		0.011	209
TOTAL	19,042,104	14.658	279,119

FUND	VALUATION	LEVY	REVENUE
COLORADO'S TIMBER RIDGE METRO			
General	9,812,180	15.000	147,183
Temp Tax Credit		0.000	0
Abatements/Refunds		0.000	0
TOTAL	9,812,180	15.000	147,183

FUND	VALUATION	LEVY	REVENUE
LOMA LINDA			
General	5,820,984	10.000	58,210
Abatements/Refunds		0.000	0
TOTAL	5,820,984	10.000	58,210

FUND	VALUATION	LEVY	REVENUE
PIEDRA PARK METRO DIST			
General	4,586,604	7.384	33,867
Abatements/Refunds		0.000	0
TOTAL	4,586,604	7.384	33,867

FUND	VALUATION	LEVY	REVENUE
SAN JUAN WATER CONSERVANCY DIST			
General	291,923,660	0.316	92,248
Abatements/Refunds		0.000	0
TOTAL	\$ 291,923,660	0.316	92,248

FUND	VALUATION	LEVY	REVENUE
SOUTHWESTERN WATER CONSERVATION DIST			
General	399,860,010	0.407	162,743
Temporary Tax Credit		0.000	0
TOTAL	399,860,010	0.407	162,743

FUND	VALUATION	LEVY	REVENUE
UPPER SAN JUAN LIBRARY DIST			
General	399,020,330	1.500	598,530
Abatements/Refunds		0.005	1,995
TOTAL	399,020,330	1.505	600,526

FUND	VALUATION	LEVY	REVENUE
UPPER SAN JUAN HEALTH SERVICES DIST			
General	371,596,928	3.884	1,443,282
Abatements/Refunds		0.013	4,831
TOTAL	371,596,928	3.897	1,448,113

FUND	VALUATION	LEVY	REVENUE
ARCHULETA SCHOOL DIST 50 JT.			
General	371,596,928	23.014	8,551,932
Mill Levy Override		3.972	1,475,983
Abatements		0.092	34,187
TOTAL	371,596,928	27.078	10,062,102

FUND	VALUATION	LEVY	REVENUE
BAYFIELD SCHOOL DIST 10 JT.			
General	839,680	10.229	8,589
Bond Redemption		15.212	12,773
Mill Levy Override		8.557	7,185
Abatements/Refunds		0.013	11
		0.157	132
TOTAL	839,680	34.168	28,690

FUND	VALUATION	LEVY	REVENUE
IGNACIO SCHOOL DIST 11 JT.			
General	27,423,402	4.274	117,208
Bond Redemption		11.381	312,106
Mill Levy Override		4.091	112,189
Abatements/Refunds		0.009	247
TOTAL	27,423,402	19.755	541,749

FUND	VALUATION	LEVY	REVENUE
PAGOSA FIRE PROTECTION DIST			
General	333,374,408	8.025	2,675,330
Abatements/Refunds		0.027	9,001
TOTAL	333,374,408	8.052	2,684,331

FUND	VALUATION	LEVY	REVENUE
UPPER PINE FIRE PROTECTION DIST			
General	585,180	10.900	6,378
Abatements/Refunds		0.000	0
TOTAL	585,180	10.900	6,378

FUND	VALUATION	LEVY	REVENUE
LOS PINOS FIRE DIST			
General	27,417,918	9.500	260,470
Abatements/Refunds		0.000	0
TOTAL	27,417,918	9.500	260,470

FUND	VALUATION	LEVY	REVENUE
SAN JUAN RIVER VILLAGE METRO DIST			
General	6,193,074	8.870	54,933
Abatements/Refunds		0.000	0
TOTAL	6,193,074	8.870	54,933