

Property Classification	Assessed Valuation
VACANT LAND	\$ 94,996,860
RESIDENTIAL	\$ 504,406,210
land	\$ 115,157,250
improvements	\$ 373,681,830
COMMERCIAL	\$ 323,167,040
land	\$ 119,693,810
improvements	\$ 167,966,250
personal property	\$ 35,506,980
INDUSTRIAL	\$ 11,407,490
land	\$ 4,199,350
improvements	\$ 5,239,630
personal property	\$ 1,968,510
AGRICULTURAL	\$ 32,183,290
land	\$ 12,538,070
improvements	\$ 19,645,220
NATURAL RESOURCES	\$ 2,587,570
real property	\$ 1,623,340
personal property	\$ 964,230
OIL SHALE	\$ 486,250
personal property	\$ 486,250
OIL AND GAS	\$ 1,100,800,180
production	\$ 539,640,240
personal property	\$ 561,159,940
PUBLIC UTILITIES	\$ 111,072,500
TOTAL ASSESSED	\$ 2,181,107,390
TOTAL EXEMPT VALUE	\$ 200,184,010
TOTAL ASSESSED + EXEMPT	\$ 2,381,291,400

Assessment Rates

- Improved Residential Property	7.2%
- Gas Production	87.50%
- Most Other Property	29.00%
(Commercial, Agricultural, Vacant Land, etc)	

2017 COMPARISONS TO 2016

1. Total Assessed Valuation for all properties

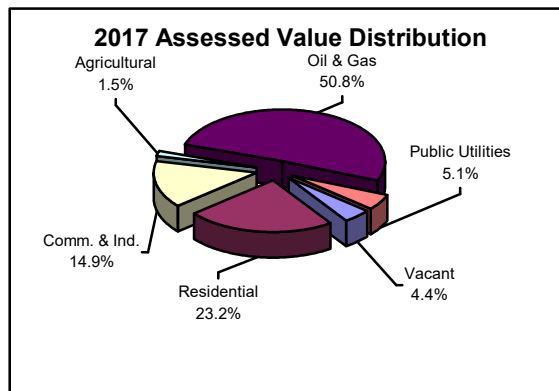
2017 value decreased **- \$33,252,220 - 1.5%**

2. Change in assessed value by classification – County-wide

Residential	+5.9%
Vacant Land	+3.8%
Commercial	+4.5%
Agricultural	+7.4%
Oil and Gas	-7.1%
Public Utilities	+3.4%

The percentages shown above are AVERAGES for all properties within a certain classification, and **the same percentages would not directly apply to your property.**

3.



PROPERTY TAX FORMULAS

Actual Value of property x Assessment Rate = Assessed Value of property

Assessed Value of property x (Mill Levy/1000) = Tax Bill in Dollars

2017 GARFIELD COUNTY ELECTED OFFICIALS

ASSESSOR COMMISSIONERS

Jim Yellico
John Martin
Mike Samson
Tom Jankovsky

CLERK & RECORDER TREASURER SHERIFF CORONER SURVEYOR DISTRICT ATTORNEY

Jean Alberico
Karla Bagley
Lou Vallario
Rob Glassmire
Scott Aibner
Jeff Cheney

2017 ABSTRACT OF ASSESSMENT AND TAX LEVIES



Garfield County, Colorado

Jim Yellico Assessor

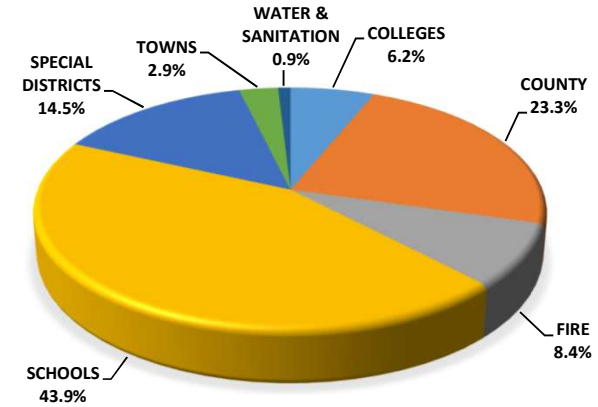
The Abstract report is the final tabulation of valuation, revenues, and mill levies (tax rates) produced each year.

It is the duty of the Assessor to assess all property fairly in accordance with state guidelines. All real and personal property, not exempt by law, is subject to taxation. It is the duty of the owner of such property to insure that it is listed with the County Assessor.

It is the goal of this office to help the taxpayer understand the property tax system. If you have any questions regarding the **value** of your property or the **valuation process**, the Assessor's Office is ready to assist and serve you.

Local Government	Assessed Value	Mill Levy	Revenue	% change from 2016
BASALT WATER CONS	\$ 218,106,230	0.039	\$ 8,420	4.5%
BLUESTONE WATER CONS	\$ 662,335,320	0.006	\$ 3,973	-10.2%
CARBONDALE AND RURAL FIRE	\$ 320,698,250	9.306	\$ 2,955,407	2.8%
CITY OF GLENWOOD SPGS	\$ 230,453,590	6.513	\$ 1,483,977	10.4%
CITY OF RIFLE	\$ 109,549,720	5.261	\$ 569,770	-0.1%
COLO RIVER WATER CONS	\$ 2,181,107,390	0.254	\$ 550,637	-1.7%
COLORADO MTN COLLEGE	\$ 1,977,731,910	3.997	\$ 7,852,132	-1.6%
COLORADO RIVER FIRE	\$ 671,402,580	6.102	\$ 4,069,471	-2.7%
DEBEQUE FIRE	\$ 185,021,390	4	\$ 740,012	-8.1%
GARFIELD COUNTY	\$ 2,181,107,390	13.655	\$ 29,602,177	-2.1%
GARFIELD COUNTY PUBLIC LIBRARY	\$ 2,181,107,390	1.001	\$ 2,170,031	-2.0%
GLENWOOD AND RURAL FIRE	\$ 81,407,430	10.197	\$ 817,119	4.7%
GLENWOOD MEADOWS METRO #2	\$ 235,740	5	\$ 1,179	0.1%
GLENWOOD MEADOWS METRO #3	\$ 4,448,620	5	\$ 22,243	9.4%
GLENWOOD SPGS IMPROVE	\$ 18,797,500	2.138	\$ 40,143	1.3%
GRAND RIVER HOSPITAL	\$ 1,451,880,190	9.776	\$ 14,143,202	39.6%
GRAND VALLEY AND RURAL FIRE	\$ 620,179,930	3.267	\$ 2,021,235	-5.9%
GRAND VALLEY CEMETERY	\$ 608,107,520	0.009	\$ 5,460	-5.9%
GYPSUM FIRE PROTECTION	\$ 8,478,710	10.5	\$ 88,521	-1.4%
LANDIS CREEK METRO DISTRICT 1	\$ 381,610	35	\$ 13,356	5.0%
LANDIS CREEK METRO DISTRICT II	\$ 99,590	35	\$ 3,486	14.8%
MID VALLEY METRO DIST	\$ 6,707,880	0.276	\$ 1,841	-4.0%
PARA/BATTLEMENT PARK& REC	\$ 473,423,640	4.005	\$ 1,890,275	-4.1%
RIFLE D.D.A.	\$ 12,208,710	3.774	\$ 45,981	-1.1%
RIVER PARK METRO DISTRICT	\$ 1,903,860	49.65	\$ 94,526	16.9%
ROARING FORK WATER & SAN	\$ 48,741,390	7.4	\$ 359,359	4.7%
SCHOOL DIST 16	\$ 608,107,520	14.978	\$ 9,085,909	-0.7%
SCHOOL DIST RE-2	\$ 716,734,790	23.104	\$ 16,455,426	11.2%
SCHOOL DISTRICT RE-1	\$ 648,384,720	44.038	\$ 28,237,163	2.2%
SCHOOL DISTRICT 50-J	\$ 4,504,880	24.912	\$ 111,026	-11.3%
SCHOOL JT-49	\$ 203,375,480	9.111	\$ 1,852,787	-3.7%
SILT WATER CONS	\$ 163,841,650	0.829	\$ 133,519	2.0%
SPRING VALLEY SAN	\$ 6,589,790	4	\$ 26,359	-1.9%
TOWN OF CARBONATE	\$ 7,580	30	\$ 227	11.6%
TOWN OF CARBONDALE	\$ 139,944,600	3.594	\$ 498,057	5.9%
TOWN OF NEW CASTLE	\$ 51,887,110	8.634	\$ 443,396	5.5%
TOWN OF PARACHUTE	\$ 25,279,270	13.562	\$ 341,316	-4.8%
TOWN OF SILT	\$ 31,474,120	8.973	\$ 279,199	7.2%
TRAVELERS HIGHLANDS	\$ 466,970	50	\$ 23,349	-7.4%
WEST DIVIDE WATER CONS	\$ 925,817,370	0.039	\$ 35,886	-0.5%
WEST GLENWOOD SAN	\$ 52,252,050	0.762	\$ 39,292	1.7%
YELLOW JACKET WATER	\$ 1,212,260	0.209	\$ 253	-9.3%
TOTAL REVENUE			\$ 127,117,098	5.6%

2017 Tax Revenue Distribution



* Revenue Change from 2016 to 2017
2017 revenue **increased \$7,099,807**

Do my property taxes fund all of these governments?

Local Governments receive taxes ONLY from properties within their service area.

This means that a property in Carbondale does not pay taxes to the Grand River Hospital District, and a property in Glenwood does not pay taxes to School District 16 in Parachute.

However, all property owners pay taxes to Garfield County, the Colorado River Water Conservation District, the Garfield County Library District, one school district, and one fire district. Most properties in Garfield County pay taxes to Colorado Mountain College as well.

Each of these governments is directed by people that live within the service area, and they are elected by the property owners in that area. This is a great aspect of LOCAL government - that we live with those that serve us!

Which local governments serve you? Check out your tax bill and find out! It's the first step to understanding your property taxes.