

Property Classification	Assessed Valuation
<b>VACANT LAND</b>	\$ 82,494,100
<b>RESIDENTIAL</b>	\$ 585,934,440
land	\$ 135,281,180
improvements	\$ 450,653,260
<b>COMMERCIAL</b>	\$ 343,877,990
land	\$ 127,809,430
improvements	\$ 180,902,810
personal property	\$ 35,165,750
<b>INDUSTRIAL</b>	\$ 11,831,570
land	\$ 4,341,500
improvements	\$ 5,601,790
personal property	\$ 1,888,280
<b>AGRICULTURAL</b>	\$ 34,299,650
land	\$ 10,351,980
improvements	\$ 23,947,670
<b>NATURAL RESOURCES</b>	\$ 3,253,810
real property	\$ 1,932,680
personal property	\$ 1,321,130
<b>OIL SHALE</b>	\$ 223,500
personal property	\$ 223,500
<b>OIL AND GAS</b>	\$ 1,118,784,080
production	\$ 598,577,660
personal property	\$ 520,206,420
<b>PUBLIC UTILITIES</b>	\$ 118,221,900
<b>TOTAL ASSESSED</b>	\$ 2,298,921,040
TOTAL EXEMPT VALUE	\$ 216,440,350
<b>TOTAL ASSESSED + EXEMPT</b>	\$ 2,515,361,390

**Assessment Rates**

- Improved Residential Property 7.15%
  - Gas Production 87.50%
  - Most Other Property 29.00%
- (Commercial, Agricultural, Vacant Land, etc.)

**2020 COMPARISONS TO 2019**

**1. Total Assessed Valuation for all properties**

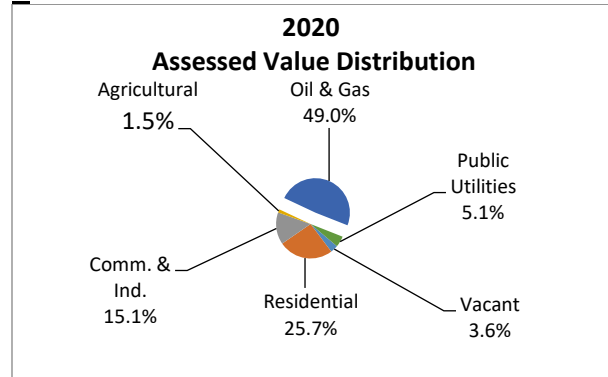
2019 value increased - **198,317,550** - **7.9%**

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

- Residential** +1.9%
- Vacant Land** -4.5%
- Commercial** -0.1%
- Agricultural** +2.1%
- Oil and Gas** -16.0%
- Public Utilities** +7.0%

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

**2020 GARFIELD COUNTY ELECTED OFFICIALS**

- ASSESSOR** Jim Yellico
- COMMISSIONERS** John Martin  
Mike Samson  
Tom Jankovsky
- CLERK & RECORDER** Jean Alberico
- TREASURER** Carrie Couey
- SHERIFF** Lou Vallario
- CORONER** Rob Glassmire
- SURVEYOR** Scott Aibner
- DISTRICT ATTORNEY** Jeff Cheney

**2020  
ABSTRACT  
OF  
ASSESSMENT  
AND TAX LEVIES**



[Garfield County, Colorado](#)

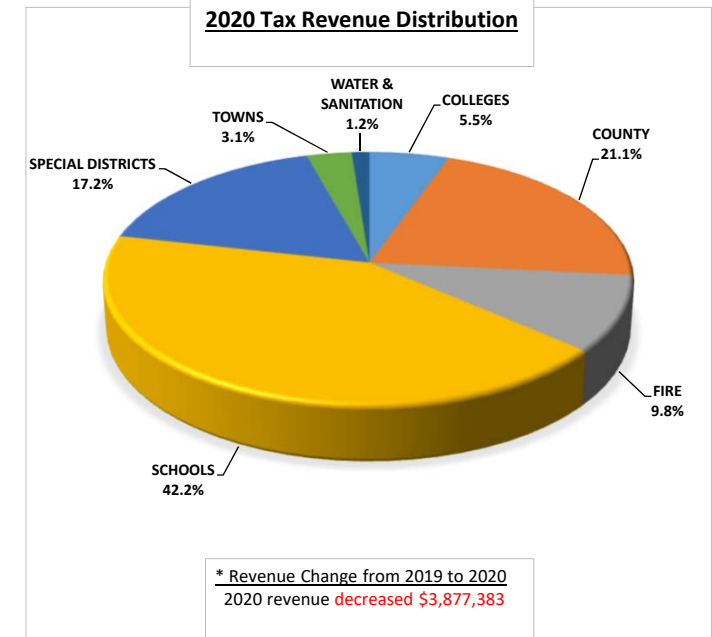
**Jim Yellico  
Assessor**

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	2020 Assessed Value	2020 Net Mill Levy/Tax Rate	2019 Net Mill Levy/Tax Rate	MILL LEVY Change	2020 Net Taxes	\$ change from 2019	% change from 2019	
BASALT WATER CONSER	\$ 238,069,870	0.037	0.036	0.001	\$ 8,809	\$ 415	4.7%	
BLUESTONE WATER CONS	\$ 762,099,700	0.006	0.005	0.001	\$ 4,573	\$ 418	9.1%	
CARBONDALE AND RURAL FIRE	\$ 350,868,750	12.796	12.862	-0.066	\$ 4,489,717	\$ 63,586	1.4%	
CITY OF GLENWOOD SPGS	\$ 250,245,930	8.700	8.704	-0.004	\$ 2,177,140	\$ 11,749	0.5%	
CITY OF RIFLE	\$ 122,338,810	5.261	5.261	0	\$ 643,624	\$ 22,170	3.4%	
COLO RIVER WATER CONSERVATION DISTRICT	\$ 2,298,921,040	0.502	0.235	0.267	\$ 1,154,058	\$ 570,847	49.5%	
COLORADO MTN COLLEGE	\$ 2,028,248,060	4.013	4.013	0	\$ 8,139,359	\$ (625,658)	-7.7%	
COLORADO RIVER FIRE PROTECTION	\$ 688,087,520	6.102	6.102	0	\$ 4,198,710	\$ (323,050)	-7.7%	
DEBEQUE FIRE PROTECTION DISTRICT	\$ 253,168,180	4.000	3.606	0.394	\$ 1,012,673	\$ 5,735	0.6%	
GARFIELD COUNTY	\$ 2,298,921,040	13.655	13.655	0	\$ 31,391,767	\$ (2,496,501)	-8.0%	
GARFIELD COUNTY PUBLIC LIBRARY DISTRICT	\$ 2,298,921,040	2.505	2.505	0	\$ 5,758,797	\$ (457,981)	-8.0%	
GLENWOOD AND RURAL FIRE	\$ 85,425,420	12.358	12.349	0.009	\$ 1,055,687	\$ 76,030	7.2%	
GLENWOOD MEADOWS METRO #2	\$ 2,177,840	5.000	5.000	0	\$ 10,889	\$ 6,715	61.7%	
GLENWOOD MEADOWS METRO #3	\$ 3,926,580	5.000	5.000	0	\$ 19,633	\$ (41)	-0.2%	
GLENWOOD SPGS IMPROVEMENT DISTRICT	\$ 21,175,880	2.043	2.022	0.021	\$ 43,262	\$ 353	0.8%	
GRAND RIVER HOSPITAL	\$ 1,509,631,590	10.907	9.235	1.672	\$ 16,465,552	\$ 715,956	4.3%	
GRAND VALLEY AND RURAL FIRE	\$ 597,115,970	6.233	6.233	0	\$ 3,721,824	\$ (659,722)	-17.7%	
GRAND VALLEY CEMETERY	\$ 571,716,210	0.011	0.008	0.003	\$ 6,289	\$ 785	12.5%	
GYPSPUM FIRE PROTECTION	\$ 3,655,360	10.524	10.548	-0.024	\$ 38,469	\$ (5,844)	-15.2%	
LANDIS CREEK METRO DISTRICT 1	\$ 259,710	35.000	35.000	0	\$ 9,090	\$ (697)	-7.7%	
LANDIS CREEK METRO DISTRICT II	\$ 149,070	35.000	35.000	0	\$ 5,217	\$ (2,270)	-43.5%	
MID VALLEY METRO DIST	\$ 7,566,530	0.289	0.277	0.012	\$ 2,187	\$ 114	5.2%	
PARA/BATTLEMENT PARK& REC	\$ 445,727,860	4.000	4.000	0	\$ 1,782,911	\$ (388,697)	-21.8%	
RFTA	\$ 463,509,150	2.650	2.650	0	\$ 1,228,299	\$ 16,166	1.3%	
RIFLE DOWNTOWN DEVELOPMENT DISTRICT	\$ 12,576,200	3.774	3.774	0	\$ 47,463	\$ 2,279	4.8%	
RIVER VALLEY METRO DISTRICT (NEW)	\$ 116,880	60.000	0.000	60	\$ 7,013	\$ 7,013	100.0%	
RIVER PARK METRO DISTRICT	\$ 2,236,520	49.930	49.953	-0.023	\$ 111,669	\$ 462	0.4%	
ROARING FORK WATER & SAN	\$ 48,051,610	7.400	7.400	0	\$ 355,582	\$ 3,673	1.0%	
SCHOOL DIST 16 (Garfield)	\$ 571,716,210	15.632	13.424	2.208	\$ 8,937,068	\$ (298,981)	-3.3%	
SCHOOL DIST RE-2 (Garfield)	\$ 747,816,430	29.370	27.384	1.986	\$ 21,963,369	\$ 37,269	0.2%	
SCHOOL DISTRICT RE-1 (Roaring Fork)	\$ 703,964,300	42.030	42.903	-0.873	\$ 29,587,620	\$ 53,805	0.2%	
SCHOOL DISTRICT 50-J (Eagle County)	\$ 4,751,120	24.069	24.240	-0.171	\$ 114,355	\$ (56,653)	-49.5%	
SCHOOL JT-49 (Debeque)	\$ 270,672,980	7.954	7.565	0.389	\$ 2,152,933	\$ (98,351)	-4.6%	
SILT WATER CONSERVANCY	\$ 181,622,710	0.829	0.829	0	\$ 150,565	\$ 4,842	3.2%	
SPRING VALLEY SAN	\$ 12,887,360	4.000	4.000	0	\$ 51,549	\$ 2,174	4.2%	
TOWN OF CARBONATE	\$ 7,930	30.000	30.000	0	\$ 238	\$ -	0.0%	
TOWN OF CARBONDALE	\$ 155,743,600	3.594	3.594	0	\$ 559,742	\$ 12,576	2.2%	
TOWN OF NEW CASTLE	\$ 57,519,620	8.551	8.410	0.141	\$ 491,850	\$ 17,260	3.5%	
TOWN OF PARACHUTE	\$ 29,954,630	13.562	13.562	0	\$ 406,245	\$ (106,608)	-26.2%	
TOWN OF SILT	\$ 37,584,330	8.973	8.973	0	\$ 337,244	\$ 14,746	4.4%	
TRAVELERS HIGHLANDS PUBLIC IMPROVEMENT DISTRICT	\$ 740,950	50.000	50.000	0	\$ 37,048	\$ 321	0.9%	
WEST DIVIDE WATER CONSERVANCY	\$ 890,187,770	0.039	0.038	0.001	\$ 34,717	\$ (4,001)	-11.5%	
WEST GLENWOOD SANITATION DISTRICT	\$ 55,472,700	0.762	0.762	0	\$ 42,270	\$ 586	1.4%	
YELLOW JACKET WATER CONSERVANCY	\$ 930,800	0.209	0.209	0	\$ 195	\$ (372)	-190.9%	
					Total Taxes/Revenue	\$ 148,757,271	\$ (3,877,383)	-2.6%



**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.