

Property Classification	Assessed Valuation
VACANT LAND	\$ 90,494,870
RESIDENTIAL	\$ 652,076,140
land	\$ 153,840,610
improvements	\$ 498,235,530
COMMERCIAL	\$ 359,657,380
land	\$ 140,165,610
improvements	\$ 186,111,710
personal property	\$ 33,380,060
INDUSTRIAL	\$ 13,696,280
land	\$ 4,283,570
improvements	\$ 5,607,210
personal property	\$ 3,805,500
AGRICULTURAL	\$ 35,143,700
land	\$ 10,386,690
improvements	\$ 24,757,010
NATURAL RESOURCES	\$ 3,338,290
real property	\$ 1,997,590
personal property	\$ 1,340,700
OIL SHALE	\$ 203,060
personal property	\$ 203,060
OIL AND GAS	\$ 865,467,270
production	\$ 377,558,270
personal property	\$ 487,909,000
PUBLIC UTILITIES	\$ 125,350,700
TOTAL ASSESSED	\$ 2,145,427,690
TOTAL EXEMPT VALUE	\$ 216,246,110
TOTAL ASSESSED + EXEMPT	\$ 2,361,673,800

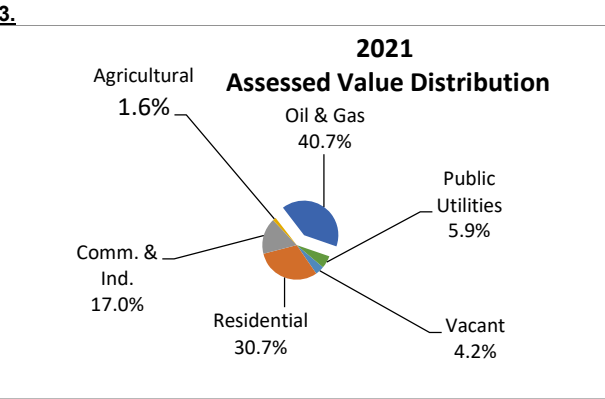
Assessment Rates		
-	Improved Residential Property	7.15%
-	Gas Production	87.50%
-	Most Other Property	29.00%
(Commercial, Agricultural, Vacant Land, etc.)		

2021 COMPARISONS TO 2020

1. Total Assessed Valuation for all properties
2021 value decreased **- 153,493,350** **- 6.7%**

2. Change in assessed value by classification – County-wide
Residential **+11.3%**
Vacant Land **+9.7%**
Commercial **+4.6%**
Agricultural **+2.5%**
Oil and Gas **-22.6%**
Public Utilities **+6.0%**

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



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

2021 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

2021 ABSTRACT OF ASSESSMENT AND TAX LEVIES



Garfield County, Colorado

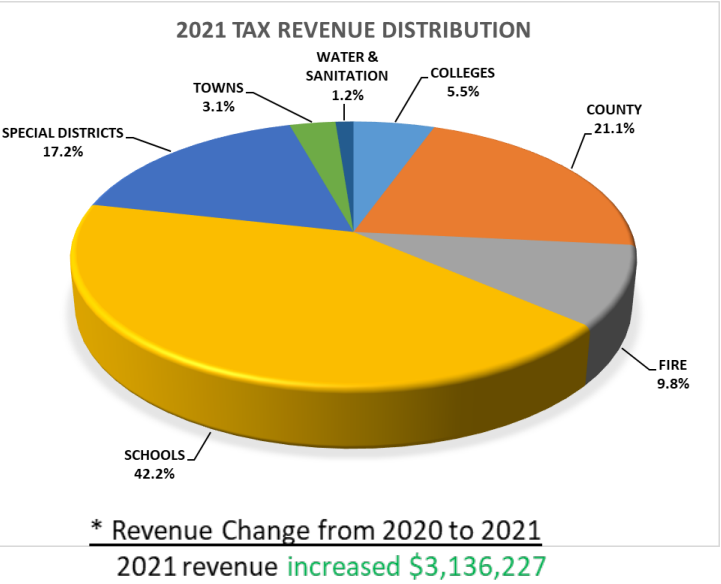
Jim Yellico Assessor

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	2021 Assessed Value	2021 Net Mill Levy/Tax Rate	2020 Net Mill Levy/Tax Rate	MILL LEVY Change	2021 Net Taxes	\$ change from 2020	% change from 2020
BASALT WATER CONSERVATION	\$ 266,138,980	0.035	0.037	-0.002	\$ 9,315	\$ 506	5.7%
BLUESTONE WATER CONSERVATION	\$ 631,153,340	0.006	0.006	0	\$ 3,787	\$ (786)	-17.2%
CARBONDALE AND RURAL FIRE	\$ 389,719,080	12.607	12.796	-0.189	\$ 4,913,188	\$ 423,471	9.4%
CITY OF GLENWOOD SPGS	\$ 263,857,020	8.613	8.700	-0.087	\$ 2,272,601	\$ 95,461	4.4%
CITY OF RIFLE	\$ 129,226,030	5.261	5.261	0	\$ 679,858	\$ 36,234	5.6%
COLO RIVER WATER CONSERVATION DISTRICT	\$ 2,145,427,690	0.501	0.502	-0.001	\$ 1,074,859	\$ (79,199)	-6.9%
COLORADO MTN COLLEGE	\$ 1,948,818,940	4.013	4.013	0	\$ 7,820,610	\$ (318,749)	-3.9%
COLORADO RIVER FIRE PROTECTION	\$ 628,604,800	9.102	6.102	3	\$ 5,721,561	\$ 1,522,851	36.3%
DEBEQUE FIRE PROTECTION DISTRICT	\$ 180,035,690	4.000	4.000	0	\$ 720,143	\$ (292,530)	-28.9%
GARFIELD COUNTY	\$ 2,145,427,690	13.655	13.655	0	\$ 29,295,815	\$ (2,095,952)	-6.7%
GARFIELD COUNTY PUBLIC LIBRARY DISTRICT	\$ 2,145,427,690	2.503	2.505	-0.002	\$ 5,370,006	\$ (388,791)	-6.8%
GLENWOOD AND RURAL FIRE	\$ 96,012,340	12.339	12.358	-0.019	\$ 1,184,696	\$ 129,009	12.2%
GLENWOOD MEADOWS METRO #2	\$ 3,026,450	5.000	5.000	0	\$ 15,132	\$ 4,243	39.0%
GLENWOOD MEADOWS METRO #3	\$ 4,939,980	5.000	5.000	0	\$ 24,700	\$ 5,067	25.8%
GLENWOOD SPGS IMPROVEMENT DISTRICT	\$ 22,954,120	2.111	2.043	0.068	\$ 48,456	\$ 5,194	12.0%
GRAND RIVER HOSPITAL	\$ 1,284,346,160	11.571	10.907	0.664	\$ 14,861,169	\$ (1,604,383)	-9.7%
GRAND VALLEY AND RURAL FIRE	\$ 523,937,180	6.233	6.233	0	\$ 3,265,700	\$ (456,124)	-12.3%
GRAND VALLEY CEMETERY	\$ 505,952,340	0.011	0.011	0	\$ 5,565	\$ (724)	-11.5%
GYPSUM FIRE PROTECTION	\$ 3,756,800	10.570	10.524	0.046	\$ 39,709	\$ 1,240	3.2%
LANDIS CREEK METRO DISTRICT 1	\$ 537,390	35.000	35.000	0	\$ 18,809	\$ 9,719	106.9%
LANDIS CREEK METRO DISTRICT II	\$ 422,250	35.000	35.000	0	\$ 14,779	\$ 9,562	183.3%
MID VALLEY METRO DIST	\$ 8,233,640	0.274	0.289	-0.015	\$ 2,256	\$ 69	3.2%
PARA/BATTLEMENT PARK& REC	\$ 398,499,370	4.000	4.000	0	\$ 1,593,997	\$ (188,914)	-10.6%
RFTA	\$ 499,994,170	2.650	2.650	0	\$ 1,324,985	\$ 96,686	7.9%
RIFLE DOWNTOWN DEVELOPMENT DISTRICT	\$ 12,559,850	3.774	3.774	0	\$ 47,401	\$ (62)	-0.1%
RIVER VALLEY METRO DISTRICT (NEW)	\$ 671,330	60.000	60.000	0	\$ 40,280	\$ 33,267	474.4%
RIVER PARK METRO DISTRICT	\$ 2,539,540	48.815	49.930	-1.115	\$ 123,968	\$ 12,299	11.0%
ROARING FORK WATER & SANITATION	\$ 52,368,860	7.400	7.400	0	\$ 387,530	\$ 31,948	9.0%
SCHOOL DIST 16 (Garfield)	\$ 505,952,340	18.393	15.632	2.761	\$ 9,305,981	\$ 368,913	4.1%
SCHOOL DIST RE-2 (Garfield)	\$ 668,768,500	32.508	29.370	3.138	\$ 21,740,326	\$ (223,043)	-1.0%
SCHOOL DISTRICT RE-1 (Roaring Fork)	\$ 769,251,940	46.462	42.030	4.432	\$ 35,740,984	\$ 6,153,364	20.8%
SCHOOL DISTRICT 50-J (Eagle County)	\$ 4,846,160	24.639	24.069	0.57	\$ 119,405	\$ 5,050	4.4%
SCHOOL JT-49 (Debeque)	\$ 196,608,750	9.419	7.954	1.465	\$ 1,851,858	\$ (301,075)	-14.0%
SILT WATER CONSERVANCY	\$ 196,196,500	0.829	0.829	0	\$ 162,647	\$ 12,082	8.0%
SPRING VALLEY SANITATION	\$ 14,518,170	4.000	4.000	0	\$ 58,073	\$ 6,524	12.7%
TOWN OF CARBONATE	\$ 3,450	30.000	30.000	0	\$ 104	\$ (134)	-56.5%
TOWN OF CARBONDALE	\$ 174,293,250	3.594	3.594	0	\$ 626,410	\$ 66,668	11.9%
TOWN OF NEW CASTLE	\$ 61,843,900	8.551	8.551	0	\$ 528,827	\$ 36,977	7.5%
TOWN OF PARACHUTE	\$ 29,178,210	13.562	13.562	0	\$ 395,715	\$ (10,530)	-2.6%
TOWN OF SILT	\$ 41,285,600	8.973	8.973	0	\$ 370,456	\$ 33,212	9.8%
TRAVELERS HIGHLANDS PUBLIC IMPROVEMENT DISTRICT	\$ 708,880	50.000	50.000	0	\$ 35,444	\$ (1,604)	-4.3%
WEST DIVIDE WATER CONSERVANCY	\$ 809,719,850	0.039	0.039	0	\$ 31,579	\$ (3,138)	-9.0%
WEST GLENWOOD SANITATION DISTRICT	\$ 58,546,680	0.762	0.762	0	\$ 44,613	\$ 2,343	5.5%
YELLOW JACKET WATER CONSERVANCY	\$ 968,010	0.209	0.209	0	\$ 202	\$ 7	3.8%
				Total Taxes/Revenue	\$ 151,893,498	\$ 3,136,227	2.1%



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.