

ARCHULETA COUNTY 2011 MILL LEVIES BY DISTRICT

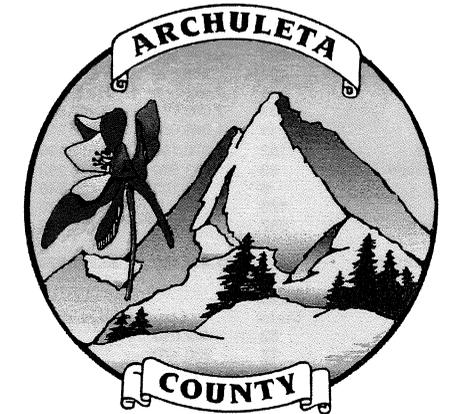
	COUNTY	SCHOOL	TOWN	SANIT ONLY	WATER ONLY	WATER & SAN	SAN JUAN WATER	FIRE DIST	HEALTH SERV	METRO	S WEST WATER	LIBRARY	TOTAL LEVY	TAX DIST
School Dist 50	18.233	24.502							4.325		0.291	1.517	48.868	50-
School Dist 10	18.233	16.868									0.291		35.392	10-
School Dist 11	18.233	10.540									0.291	1.517	30.581	11-
School Dist 11/Fire	18.233	10.540						5.020			0.291	1.517	35.601	11H
Piedra Pk Metro	18.233	10.540								7.392	0.291	1.517	37.973	11P
Piedra Pk/ Fire	18.233	10.540						5.020		7.392	0.291	1.517	42.993	11F
Aspen Sp Metro	18.233	24.502					0.320	5.507	4.325	14.677	0.291	1.517	69.372	50A
Pagosa Springs	18.233	24.502	1.583		6.022		0.320	5.507	4.325		0.291	1.517	62.300	50B
San Juan Water	18.233	24.502					0.320		4.325		0.291	1.517	49.188	50C
Fire Dist	18.233	24.502					0.320	5.507	4.325		0.291	1.517	54.695	50F
Fire, no SJ Water	18.233	24.502						5.507	4.325		0.291	1.517	54.375	50H
Fire PAW	18.233	24.502						5.507	4.325		0.291	1.517	68.503	50L
PAW 2, No Fire	18.233	24.502			6.022		0.320		4.325		0.291	1.517	55.210	50M
PAWS	18.233	24.502					0.320	5.507	4.325		0.291	1.517	68.823	50P
SJR Village	18.233	24.502						5.507	4.325	8.870	0.291	1.517	63.245	50R
Pagosa Springs No GID	18.233	24.502	1.583		6.022		0.320	5.507	4.325		0.291	1.517	62.300	50T
50W + Alpha RR	18.233	24.502			6.022		0.320	5.507	4.325	10.146	0.291	1.517	70.863	50V
Pag. Area Water	18.233	24.502			6.022		0.320	5.507	4.325		0.291	1.517	60.717	50W
PAW2 Annex	18.233	24.502			6.022			5.507	4.325		0.291	1.517	60.397	51H
50W + Loma Linda Met	18.233	24.502			6.022		0.320	5.507	4.325	10.000	0.291	1.517	70.717	51W
Alpha RR, PAW2, GID	18.233	24.502		2.303	6.022		0.320	5.507	4.325	10.146	0.291	1.517	73.166	51B
Pagosa Springs, GID	18.233	24.502	1.583	2.303	6.022		0.320	5.507	4.325		0.291	1.517	64.603	51C
P Fire & PAWS 2, GID	18.233	24.502		2.303	6.022		0.320	5.507	4.325		0.291	1.517	63.020	51D
PS Annex, No GID	18.233	24.502	1.583		6.022		0.320	5.507	4.325		0.291	1.517	62.300	51F
Alpha RR PAW2, PS GID	18.233	24.502	1.583	2.303	6.022		0.320	5.507	4.325	10.146	0.291	1.517	74.749	51K
PS, PAWS 1	18.233	24.502	1.583				0.320	5.507	4.325		0.291	1.517	70.406	51P
Alpha RR PAW2,	18.233	24.502	1.583		6.022		0.320	5.507	4.325	10.146	0.291	1.517	72.446	51L
PAWS2 Annex, No Fire	18.233	24.502			6.022				4.325		0.291	1.517	54.890	51W
PAWS 1, No Fire	18.233	24.502					0.320	5.507	4.325		0.291	1.517	62.996	51X
PS, No W&S	18.233	24.502	1.583				0.320	5.507	4.325		0.291	1.517	56.278	51Z
PAWS Water PS GID	18.233	24.502		2.303	6.022			5.507	4.325		0.291	1.517	62.700	51Q

2011

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

Natalie Woodruff
 County Assessor

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

2011 County Officers

June Madrid
 Betty Diller
 Natalie Woodruff
 Pete Gonzales
 James Denvir
 George G. Lyman

Clerk & Recorder
 Treasurer
 Assessor
 Sheriff
 Judge
 Judge

Carl Macht Coroner
 David Maley Surveyor
 Steve Wadley District 1 Commissioner
 Clifford Lucero District 2 Commissioner
 Michael Whiting District 3 Commissioner

2011 ABSTRACT OF ASSESSMENT

2011 DISTRIBUTION OF REVENUE

	Parcel Count	Land Improvements	Total Assessed
RESIDENTIAL			
Vacant	6,541	75,085,860	75,831,030
Single Family Res *	6,362	30,583,570	83,417,830
Farm & Ranch	627	15,199,500	15,199,500
Duplex - Triplex	81	154,120	1,370,860
Multi Units (4-8)	17	64,510	442,160
Multi Units (9 & Up)	8	132,650	843,150
Condominium	684	6,219,960	6,219,960
Manuf Housing *	495	1,442,780	1,118,110
Manuf Housing Land	6	43,000	16,910
Personal Property	71	254,490	254,490
TOTAL RESIDENTIAL	107,506,490	109,628,140	217,134,630
*incl Ag Res			

	Parcel Count	Land Improvements	Total Assessed
COMMERCIAL			
Comm Possessory	31	67,860	67,860
Vacant	280	6,829,360	6,829,360
Merchandising	107	4,515,780	7,875,680
Lodging	48	2,463,660	5,436,660
Office	69	2,056,770	3,240,840
Recreation	16	1,366,080	568,930
Special Purpose	152	3,070,190	5,862,190
Warehouse/Storage	53	923,500	2,276,260
Multi - Use	6	179,100	426,840
Com Condo	173	4,399,590	4,399,590
Personal Property	362	3,112,770	3,112,770
TOTAL COMMERCIAL	21,404,440	33,267,620	54,672,060

	Parcel Count	Land Improvements	Total Assessed
INDUSTRIAL			
Vacant	52	442,010	442,010
Contract/Service	13	230,470	464,990
Manufact/Process	11	194,420	282,330
Personal Property	28	557,390	557,390
TOTAL INDUSTRIAL	866,900	1,304,710	2,171,610

	Parcel Count	Land Improvements	Total Assessed
AGRICULTURAL			
Orchard Land	3	1,800	1,800
Flood	95	295,410	295,410
Dry Farm Land	110	67,840	67,840
Meadow Hay Land	388	1,150,400	1,150,400
Grazing Land	1,342	1,355,930	1,355,930
Farm/Ranch Waste Land	45	3,020	3,020
Forest Land	76	388,970	388,970
Farm/Ranch Support Bldgs	389	3,511,320	3,511,320
Possessory Interest	49	6,420	6,420
TOTAL AGRICULTURAL	3,263,370	3,517,740	6,781,110

	Parcel Count	Land Improvements	Total Assessed
NATURAL RESOURCES			
Earth & Stone Products	9	253,100	253,100
Severed Mineral Interest	142	33,940	33,940
Prod Oil Primary	8	179,430	179,430
Prod Gas Primary	82	25,547,490	25,547,490
Personal Property			
Coal			
Earth	7	190,100	190,100
Oil Primary	10	34,110	34,110
Gas Primary	81	1,510,900	1,510,900
Pipeline Gathering System	8	4,145,820	4,145,820
Oil & Gas Rotary Drill Rigs	3	170,240	170,240
TOTAL NATURAL RESOURCES	26,013,960	6,051,170	32,065,130

	Parcel Count	Land Improvements	Total Assessed
STATE ASSESSED			
Land / Real	7	534,999	534,999
Personal Property	22	9,462,101	9,462,101
TOTAL STATE ASSESSED	534,999	9,462,101	9,997,100
			Total Assessed
Total Personal Property Assessment		9,975,820	
Total Real Property Assessment	159,055,160	143,793,560	302,848,720
TOTAL ASSESSMENT BY ASSESSOR	159,055,160	153,769,380	312,824,540
TOTAL STATE ASSESSED	534,999	9,462,101	9,997,100
	159,590,159	163,231,481	312,824,540
Total Taxable Property	159,590,159	163,231,481	322,821,640
Total Exempt Property	262,390,920	7,513,710	269,904,630
Total Exempt and Taxable Property	421,981,079	170,745,191	592,726,270

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 complaints from May 1st 2012 to June 1st 2012. Objections to the taxable valuations for 2012 must be postmarked not later than June 1st 2012. Failure to file with the Assessor deprives you of the right to continue your protest.

ASSESSMENT RATE	
Residential	7.96%
All other properties	29%

Taxes are due January 1st. Taxes may be paid in two payments, the first half is due by February 29th, 2012; the second half is due by June 15th, 2012. There is no penalty if taxes are paid in full by April 30th, 2012.

Residential	217,134,630
Commercial	54,672,060
Industrial	2,171,610
Agricultural	6,781,110
Natural Resources	32,065,130
State Assessed	9,997,100
Total	322,821,640

FUND	VALUATION	LEVY	REVENUE	FUND	VALUATION	LEVY	REVENUE
ARCHULETA COUNTY				UPPER SAN JUAN HEALTH SERVICE			
General & Other	322,821,640	15.087	4,870,410	General	283,574,664	3.884	1,101,404
Road & Bridge		2.225	718,278	Bond		0.388	110,027
Human Services		0.921	297,318	Abatements/Refunds		0.053	15,029
TOTAL	322,821,640	18.233	5,886,006	TOTAL	283,574,664	4.325	1,226,460
ALPHA-ROCK RIDGE METRO DIST				SCHOOL DIST. 50 JT.			
General	7,106,713	10.000	71,067	General	283,574,664	21.014	5,959,038
Abatements/Refunds		0.146	1,038	Bond Redemption		3.185	903,185
TOTAL	7,106,713	10.146	72,105	Abatements/Refunds		0.303	85,923
ASPEN SPRINGS METRO DIST				TOTAL	283,574,664	24.502	6,948,146
General	12,369,721	14.638	181,068	SCHOOL DIST. 11 JT.			
Abatements/Refunds		0.039	482	General	38,510,441	2.274	87,573
TOTAL	12,369,721	14.677	181,550	Bond Redemption		6.300	242,616
TOWN OF PAGOSA SPRINGS				Override		1.962	75,557
General	55,623,528	1.557	86,606	Abatements/Refunds		0.004	154
Abatements/Refunds		0.026	1,446	TOTAL	38,510,441	10.540	405,900
TOTAL	55,623,528	1.583	88,052	SCHOOL DIST. 10 JT.			
TOWN of P.S. GENERAL IMP DIST.				General	736,535	8.229	6,061
General	39,622,541	0.900	35,660	Bond Redemption		5.269	3,881
Bond Redemption		1.388	54,996	Override		3.359	2,474
Abatements/Refunds		0.015	594	Abatements/Refunds		0.011	8
TOTAL	39,622,541	2.303	91,250	TOTAL	736,535	16.868	12,424
PAGOSA AREA WATER & SAN Dist #1				TOTAL TAXES	2,467,579,440		19,407,487
General	106,921,755	6.090	651,153				
Bond 12/15/02		2.096	224,108				
Bond 01/15/03		1.929	206,252				
Bond 07/16/02		3.855	412,183				
Abatements/Refunds		0.158	16,894				
TOTAL	106,921,755	14.128	1,510,590				
PAGOSA AREA (WATER ONLY) Dist #2							
General	98,485,839	1.949	191,949				
Bond 12/15/02		2.096	206,426				
Bond 1/15/03		1.929	189,979				
Abatements/Refunds		0.048	4,727				
TOTAL	98,485,839	6.022	593,081				
PAGOSA AREA FIRE PROTECTION							
General	258,112,745	4.067	1,049,744				
Bond 7/18/02		1.370	353,615				
Abatements/Refunds		0.070	18,068				
TOTAL	258,112,745	5.507	1,421,427				
PIEDRA PARK METRO DIST							
General	3,354,729	7.384	24,771				
Abatements/Refunds		0.008	26				
TOTAL	3,354,729	7.392	24,797				
LOMA LINDA							
General	5,491,003	10.000	54,910				
TOTAL	5,491,003	10.000	54,910				
LOS PINOS FIRE DIST							
General	38,275,543	3.520	134,730				
TOTAL	38,275,543	3.520	134,730				
FPD/Mt Allison							
General	38,275,543	1.500	57,413				
TOTAL	38,275,543	1.500	57,413				
SAN JUAN RIVER VILLAGE METRO DIST							
General	4,977,888	8.870	44,154				
TOTAL	4,977,888	8.870	44,154				
SAN JUAN WATER CONSERVANCY DIST							
General	224,837,203	0.316	71,049				
Abatements/Refunds		0.004	899				
TOTAL	224,837,203	0.320	71,948				
SOUTHWEST WATER CONSERVANCY DIST							
General	322,821,640	0.291	93,941				
TOTAL	322,821,640	0.291	93,941				
UPPER SAN JUAN LIBRARY DISTRICT							
General	322,085,105	1.500	483,128				
Abatements/Refunds		0.017	5,475				
TOTAL	322,085,105	1.517	488,603				

*IMPROVEMENT DISTRICTS & SPECIAL ASSESSMENTS ARE NOT INCLUDED