

## TAX INFORMATION

The Ouray County Assessor's Office endeavors to place all taxable property on the tax roll utilizing fair and equitable assessments as set forth by Colorado State Statutes. The levies are certified to the Assessor and the Colorado Property Tax Administrator by the County Commissioners. The Assessor then extends the levies on the properties assessed.

Please feel free to call, e-mail, or stop by with any questions you may have pertaining to your assessment or the procedures of taxation.

## COUNTY-WIDE REVALUATION FOR 2019

Every odd year, the Ouray County Assessor's Office, along with the 63 other assessors' offices in Colorado must perform a state mandated revaluation of every property within the county. This revaluation is based primarily on an analysis of market sales during the timeframe of July 1, 2016, through June 30, 2018. Notices of Valuation (NOV) indicating the change in the actual value of your property will be mailed the first week of May 2019. This new value will be used in the calculation of your property taxes that will be due and payable in January of 2020. The NOV contains information about your legal right to challenge your property's 2019 classification or value only. A form will be provided with the notice that shows the procedures for filing an objection with the assessor's office. During the month of May, an owner can protest, in person or by mail, the real property value or the classification established by the assessor. The assessor must make a decision concerning the protest and mail a written Notice of Determination (NOD) on or before the last working day of June. If satisfied with the value, the process ends and the tax bill will be based on the value reflected in the NOD. If you disagree with the assessor's decision (NOD response), the next step is to file an appeal with the Board of County Commissioners, who will sit as the County Board of Equalization (CBOE). If dissatisfied with the action of the county board, you may file an appeal with the state Board of Assessment Appeals, district court, or request a binding arbitration hearing within 30 days of the CBOE's decision.

## ASSESSOR'S WEBSITE

The Ouray County Assessor's parcel data is available via the worldwide web! To access this public information, visit [www.ouraycountyassessor.org](http://www.ouraycountyassessor.org).

## NOTICE OF PROPERTY TAX EXEMPTION FOR SENIOR CITIZENS AND DISABLED VETERANS

A property tax exemption is available to senior citizens, qualifying disabled veterans, and the surviving spouses of senior citizens or disabled veterans who were previously granted the exemption. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. Once approved, the exemption remains in effect for future years, and the applicant need not re-apply.

**NOTE: THE GENERAL ASSEMBLY MAY ELIMINATE THE FUNDING FOR THE SENIOR CITIZEN EXEMPTION OR DISABLED VETERAN EXEMPTION AT THEIR DISCRETION IN ANY YEAR THAT THE BUDGET DOES NOT ALLOW FOR THE REIMBURSEMENT.** Application requirements are as follows:

### SENIOR CITIZEN EXEMPTION

The exemption is available to applicants who: a) are at least 65 years of age as of January 1 of the year of application, b) owned their home for at least 10 consecutive years as of January 1, and c) occupy it as their primary residence and have done so for at least 10 consecutive years as of January 1. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. The exemption is also available to surviving spouses of senior citizens who previously met the requirements. The application deadline for 2019 is **July 15**. The application form is available from and must be submitted to the Ouray County Assessor at the following address:

*PO Box 665 ~ Ouray CO 81427*

*970-325-4371, [smayfield@ouraycountyco.gov](mailto:smayfield@ouraycountyco.gov)*

### DISABLED VETERAN EXEMPTION

The exemption is available to applicants who: a) sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, b) were honorably discharged, and c) were rated by the federal Department of Veterans Affairs as a one hundred percent permanent disability through disability retirement benefits. Disabilities rated at less than one hundred percent and VA unemployability awards do not meet the requirement. The applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. The application deadline for 2019 is **July 1**.

Applications are available from the Colorado Department of Military and Veterans Affairs (DMVA) at the address and telephone number shown below and from the website of the Colorado Division of Property Taxation at [www.dola.colorado.gov/dpt](http://www.dola.colorado.gov/dpt). Completed applications must be submitted to the DMVA at the following address:

*Colorado Department of Military and Veterans Affairs  
Division of Veterans Affairs  
1355 S. Colorado Blvd., Bldg C, Suite 113  
Denver, Colorado 80222  
Telephone: 303-284-6077 Fax: 303-284-3163  
[www.colorado.gov/vets](http://www.colorado.gov/vets)*

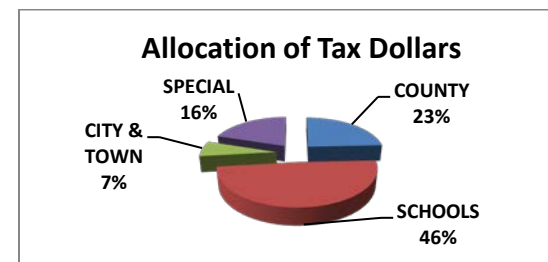
### DISABLED VETERAN SURVIVING SPOUSE EXEMPTION

The exemption is available to surviving spouses of disabled veterans who had the disabled veteran exemption and who passed away prior to January 1 of the current year. The property must be owner occupied and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying disabled veteran. The application deadline for 2019 is **July 1**. The application is available from the Division of Veterans Affairs or the Ouray County Assessor and must be returned to the county assessor.

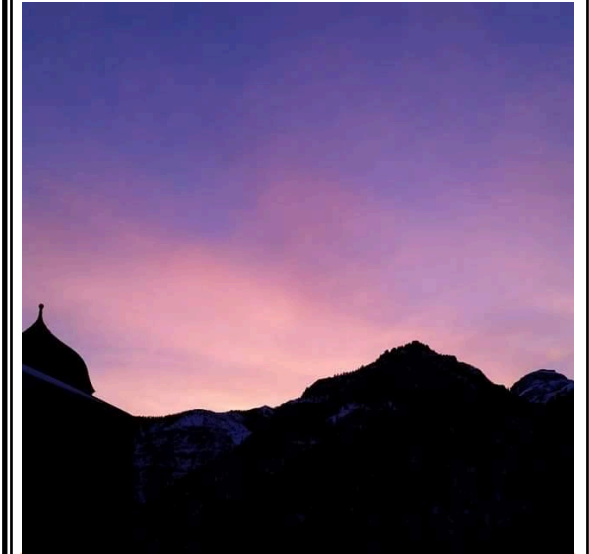
**Taxes for 2018 are levied January 1, 2019**  
**First half due February 28, 2019**  
**Second half due June 15, 2019**  
**If paying in full, due by April 30, 2019**

### 2018 TOTAL ASSESSED VALUES BY CLASS

|                                     |              |
|-------------------------------------|--------------|
| Residential:                        | \$82,719,190 |
| Industrial:                         | \$1,749,320  |
| Agricultural:                       | \$4,588,880  |
| Vacant Land:                        | \$29,033,260 |
| State Assessed:                     | \$6,563,700  |
| Exempt:                             | \$41,102,840 |
| Commercial:                         | \$28,678,480 |
| Nat Resources/Vacant Mining Claims: | \$5,864,650  |



## 2018 ABSTRACT OF ASSESSMENTS AND LEVIES OURAY COUNTY, COLORADO



**"County Courthouse at Dusk"**  
Photo taken by Susie Mayfield

Prepared by the County Assessor  
and approved by  
The Ouray County Board of Equalization  
The Property Tax Administrator  
and the  
State Board of Equalization

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website: [www.ouraycountyco.gov](http://www.ouraycountyco.gov)

**MILL LEVIES BY TAXING DISTRICTS 2018**

| TAXING AUTHORITIES                    | TAX AREA IDS  |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               | TAX YEAR      | BUDGET YEAR       |                    |
|---------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|--------------------|
|                                       | 101           | 102           | 103           | 104           | 105           | 106           | 201           | 202           | 203           | 204           | 205           | 206           | 207           | 208           | 209           | 210           | 211           | 212            | 213           | 301           | 302           | 303           | 304           | 305           | 306           | 2018<br>VALUATION | 2019<br>REVENUE    |
| County General Fund                   | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107          | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | 9.107         | \$159,004,120     | \$1,448,051        |
| Road and Bridge Fund                  | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505          | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | 1.505         | \$159,004,120     | \$239,301          |
| Social Services Fund                  | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554          | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | 0.554         | \$159,004,120     | \$88,088           |
| EMS Fund                              | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007          | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | 2.007         | \$159,004,120     | \$319,121          |
| School District R-1 (Ouray)           | 31.147        | 31.147        | 31.147        | 31.147        | 31.147        | 31.147        |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               |               | \$56,945,550      | \$1,773,683        |
| School District R-2 (Ridgway)         |               |               |               |               |               |               | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559        | 28.559         |               |               |               |               |               |               |               | \$95,627,610      | \$2,731,029        |
| School District RE-1J (Montrose)      |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                |               | 26.010        | 26.010        | 26.010        | 26.010        | 26.010        | 26.010        | \$6,496,360       | \$168,970          |
| City of Ouray                         | 16.250        |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               |               | \$32,084,320      | \$521,370          |
| Town of Ridgway                       |               |               |               |               |               |               | 9.301         |               |               |               |               |               |               |               | 9.301         |               |               |                |               |               |               |               |               |               |               | \$30,061,820      | \$279,605          |
| Cedar Hill Cemetery District          | 0.331         | 0.331         |               | 0.331         |               | 0.331         |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               |               | \$54,447,290      | \$18,022           |
| Dallas Park Cemetery District         |               |               |               |               |               |               | 0.203         | 0.203         |               | 0.203         |               |               | 0.203         | 0.203         | 0.203         | 0.203         | 0.203         |                |               |               | 0.203         |               |               |               | 0.203         | \$88,037,030      | \$17,872           |
| Ouray Library District                | 1.500         | 1.500         | 1.500         | 1.500         | 1.500         | 1.500         |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               |               | \$56,945,550      | \$85,418           |
| Ridgway Library District              |               |               |               |               |               |               | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805         | 2.805          |               |               |               |               |               |               |               | \$95,627,610      | \$268,235          |
| Montrose Rural Fire Protection Dist   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 9.026         |                |               |               |               |               | 9.026         |               |               | \$2,412,110       | \$21,772           |
| Ridgway Fire Protection District      |               |               | 3.591         | 3.591         |               |               | 3.591         |               |               |               | 3.591         | 3.591         |               | 3.591         |               |               |               |                |               | 3.591         |               |               |               |               | 3.591         | \$68,796,780      | \$247,049          |
| Ouray Fire Protection District        |               |               |               |               |               | 4.968         |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               |               | \$5,598,270       | \$27,812           |
| Loghill Mesa Fire Protection District |               |               |               |               |               |               |               |               | 3.980         | 3.980         |               |               | 3.980         |               | 3.980         |               |               | 3.980          |               |               |               |               |               | 3.980         |               | \$34,732,830      | \$138,237          |
| Loghill Village Park & Rec District   |               |               |               |               |               |               |               |               |               |               |               |               | 0.719         |               |               |               |               |                |               |               |               |               |               |               |               | \$11,551,770      | \$8,306            |
| Fairway Pines Sanitation District     |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 32.778        |               |                | 32.778        |               |               |               |               |               |               | \$2,241,250       | \$73,464           |
| Cornerstone Metropolitan Dist No. 2   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               | 110.000        |               |               |               |               |               |               |               | \$2,366,310       | \$260,294          |
| Colorado River Conservation Dist      | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256          | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | 0.256         | \$159,004,120     | \$40,705           |
| Tri-County Water Conservancy Dist     |               | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988          | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | 1.988         | \$126,952,500     | \$252,382          |
| Regional Service Authority            | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251          | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | 0.251         | \$159,004,120     | \$39,910           |
| <b>TOTAL MILL LEVY</b>                | <b>62.908</b> | <b>48.646</b> | <b>51.906</b> | <b>52.237</b> | <b>48.315</b> | <b>53.614</b> | <b>60.127</b> | <b>47.235</b> | <b>47.032</b> | <b>51.215</b> | <b>51.012</b> | <b>50.623</b> | <b>50.826</b> | <b>51.934</b> | <b>60.127</b> | <b>83.993</b> | <b>56.261</b> | <b>157.235</b> | <b>83.790</b> | <b>45.269</b> | <b>41.881</b> | <b>41.678</b> | <b>50.704</b> | <b>45.658</b> | <b>45.472</b> |                   |                    |
| <b>TOTAL REVENUE OF ALL FUNDS</b>     |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |               |                |               |               |               |               |               |               |               |                   | <b>\$9,068,696</b> |

