

## 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.

## INTERVENING YEAR NOV INFORMATION

Taxpayers whose property had a change in value (i.e. class code, new construction, change of inventory, corrections, destruction of improvements, etc.) are advised that they should receive a "Notice of Valuation" (NOV) from the Ouray County Assessor in May 2022. Taxpayers that did not have a change in value will not be receiving an NOV in 2022; however, they are still entitled to protest their 2022 value.

For those who do receive a 2022 NOV, your tax bill that is mailed in January of 2023 will be based on this valuation. The NOV contains information about your legal right to challenge your property's 2022 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. NOV's may also be printed from the Assessor's parcel website.

During the month of May, an owner may 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 the property owner disagrees with the Assessor's decision as shown on the NOD, 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 CBOE, the property owner 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 2022 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 ~ 541 4<sup>th</sup> Street, Ouray CO 81427  
970-325-4371, [assessor@ouraycountyco.gov](mailto:assessor@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 2022 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

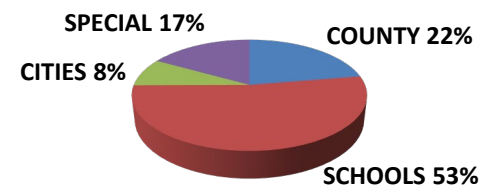
The exemption is available to surviving spouses of disabled veterans who had the disabled veteran exemption and who passed away prior to January 1 of the current year. The property must be owner occupied and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying disabled veteran. The application deadline for 2022 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 2021 are levied January 1, 2022  
First half due February 28, 2022  
Second half due June 15, 2022  
If paying in full, due by April 30, 2022

## 2021 TOTAL ASSESSED VALUES BY CLASS

Residential:	\$118,374,090
Industrial:	\$1,887,280
Agricultural:	\$5,066,880
Vacant Land:	\$34,292,900
State Assessed:	\$6,160,200
Exempt:	\$43,320,730
Commercial:	\$35,789,560
Nat Resources/Vacant Mining Claims:	\$5,065,520

## Allocation of Tax Dollars



# 2021 Abstract of Assessments & Mill Levies Ouray County

## ~IMPORTANT TAX INFO~

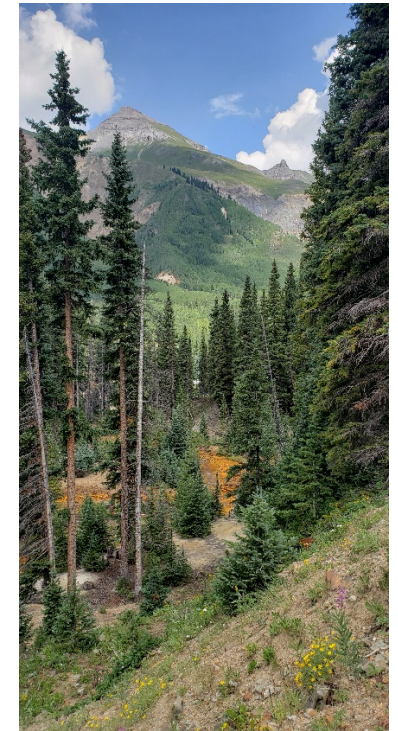


Photo by Raquel Schwartzkopf

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

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**Susie Mayfield**  
Ouray County Assessor  
PO Box 665 ~ 541 4th Street  
Ouray, CO 81427  
970-325-4371

email: [assessor@ouraycountyco.gov](mailto:assessor@ouraycountyco.gov)  
website: [www.ouraycountyco.gov](http://www.ouraycountyco.gov)

**MILL LEVIES BY TAXING DISTRICTS 2021**

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	2021	2022
																									VALUATION	REVENUE	
County General Fund	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	9.093	\$206,636,430	\$1,878,945
Road and Bridge Fund	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	1.503	\$206,636,430	\$310,575
Social Services Fund	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	0.553	\$206,636,430	\$114,270
EMS Fund	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	\$206,636,430	\$414,099
School District R-1 (Ouray)	30.096	30.096	30.096	30.096	30.096	30.096																				\$70,896,580	\$2,133,703
School District R-2 (Ridgway)							31.624	31.624	31.624	31.624	31.624	31.624	31.624	31.624	31.624	31.624	31.624	31.624								\$127,163,600	\$4,021,422
School District RE-1J (Montrose)																				26.055	26.055	26.055	26.055	26.055	26.055	\$8,576,250	\$223,454
City of Ouray	16.065																									\$40,735,060	\$654,409
Town of Ridgway							8.651							8.651												\$40,288,290	\$348,534
Cedar Hill Cemetery District	0.331	0.331		0.331		0.331																				\$67,413,440	\$22,314
Dallas Park Cemetery District							0.203	0.203		0.203			0.203	0.203	0.203	0.203	0.203	0.203			0.203				0.203	\$116,898,790	\$23,730
Ouray Library District	1.500	1.500	1.500	1.500	1.500	1.500																				\$70,896,580	\$106,345
Ridgway Library District							2.804	2.804	2.804	2.804	2.804	2.804	2.804	2.804	2.804	2.804	2.804	2.804								\$127,163,600	\$356,567
Montrose Rural Fire Protection Dist																9.041							9.041			\$3,201,120	\$28,941
Ridgway Fire Protection District			3.591	3.591			3.591					3.591	3.591		3.591					3.591					3.591	\$91,476,510	\$328,492
Ouray Fire Protection District						5.034																				\$7,250,910	\$36,501
Loughill Mesa Fire Protection District										3.980	3.980			3.980		3.980			3.980					3.980		\$45,801,280	\$182,289
Loughill Village Park & Rec District														0.719												\$15,502,970	\$11,147
(MINUS TEMPORARY TAX CREDIT)														-0.128													-\$1,984
Cornerstone Metropolitan Dist No. 2																		110.000								\$4,214,820	\$463,630
Colorado River Conservation Dist	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	0.501	\$206,636,430	\$103,525
Tri-County Water Conservancy Dist		2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	2.004	\$165,901,370	\$332,466
(MINUS TEMPORARY TAX CREDIT)		-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124	-0.124		-\$20,572
Regional Service Authority	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	0.375	\$206,636,430	\$77,489
<b>TOTAL MILL LEVY</b>	62.021	47.836	51.096	51.427	47.505	52.870	62.782	50.540	50.337	54.520	54.317	53.928	54.131	55.111	62.782	54.520	59.581	160.540	54.317	45.555	42.167	41.964	51.005	45.944	45.758		
<b>TOTAL REVENUE OF ALL FUNDS</b>																										<b>\$12,150,291</b>	

