

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 2016. Taxpayers that did not have a change in value will not be receiving an NOV in 2016; however, they are still entitled to protest their 2016 value.

For those who do receive a 2016 NOV, your tax bill that is mailed in January of 2017 will be based on this valuation. The NOV contains information about your legal right to challenge your property's 2016 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 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.

NOTICE OF PROPERTY TAX EXEMPTION FOR SENIOR CITIZENS AND DISABLED VETERANS

A property tax exemption is available to senior citizens and the surviving spouses of senior citizens. The exemption is also available to disabled veterans and the surviving spouses of disabled veterans who previously applied for and were granted the disabled veteran 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 should 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 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) occupied it as their primary residence 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 senior citizen exemption is also available to surviving spouses of senior citizens who met the requirements on any January 1 after 2001. The application deadline for 2016 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 ~ 421 6th Avenue, Ouray CO 81427
970-325-4371, 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 United States Department of Veterans Affairs as one hundred percent "permanent and total" disabled. Disabilities rated at less than one hundred percent and VA unemployability awards do not meet the eligibility 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 2016 is July 1. Applications are available from the Division of Veterans Affairs at the address and telephone number shown below and from the website of the Colorado Division of Property Taxation at <http://dola.colorado.gov/dpt>. Completed applications must be submitted to the Colorado Division of Veterans Affairs 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
<http://www.colorado.gov/vets>*

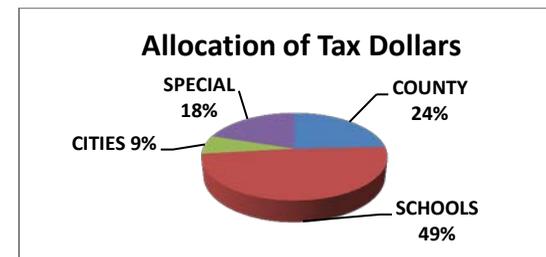
DISABLED VETERAN SURVIVING SPOUSE EXEMPTION

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 2016 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.

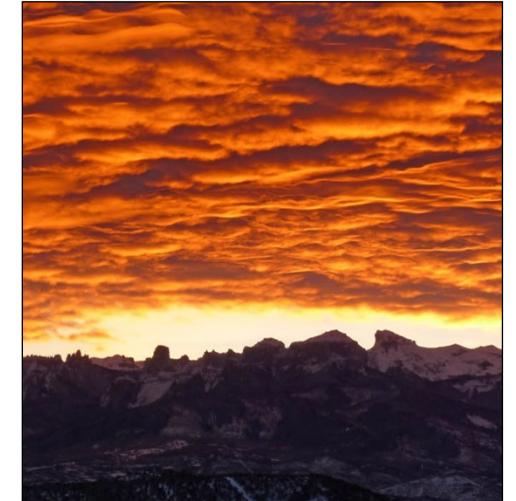
Taxes for 2015 are levied January 1, 2016
First half due February 29, 2016
Second half due June 15, 2016
If paying in full, due by April 30, 2016

2015 TOTAL ASSESSED VALUES BY CLASS

Residential:	\$74,085,860
Industrial:	\$548,800
Agricultural:	\$10,374,090
Vacant Land:	\$35,491,340
State Assessed:	\$6,534,300
Exempt:	\$33,800,820
Commercial & Personal Property:	\$25,223,790
Nat Resources/Vacant Mining Claims:	\$3,944,300



2015 ABSTRACT OF ASSESSMENTS AND LEVIES OURAY COUNTY, COLORADO



"Dawn over the Cimarrons"
Photo taken by Dickson Pratt

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

Susie Mayfield

Ouray County Assessor
PO Box 665 ~ 421 Sixth Avenue
Ouray, CO 81427
970-325-4371

email: smayfield@ouraycountyco.gov
website: www.ouraycountyco.gov

MILL LEVIES BY TAXING DISTRICTS 2015

TAXING AUTHORITIES	TAX AREA IDS																								VALUATION	REVENUE	
	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
County General Fund	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	9.094	\$156,202,480	\$1,420,505
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	\$156,202,480	\$234,772
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	\$156,202,480	\$86,380
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	\$156,202,480	\$313,030
School District R-1 (Ouray)	25.659	25.659	25.659	25.659	25.659	25.659																				\$54,517,930	\$1,398,876
School District R-2 (Ridgway)							27.510	27.510	27.510	27.510	27.510	27.510	27.510	27.510	27.510	27.510	27.510	27.510	27.510							\$95,115,100	\$2,616,616
School District RE-1J (Montrose)																				23.670	23.670	23.670	23.670	23.670	23.670	\$6,569,450	\$155,499
City of Ouray	16.083																									\$31,686,610	\$509,616
Town of Ridgway							10.854								10.854											\$27,267,830	\$295,965
Cedar Hill Cemetery District	0.330	0.330		0.330		0.330																				\$52,296,530	\$17,258
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		\$86,638,560	\$17,588
Ouray Library District	1.500	1.500	1.500	1.500	1.500	1.500																				\$54,517,930	\$81,777
Ridgway Library District							3.344	3.344	3.344	3.344	3.344	3.344	3.344	3.344	3.344	3.344	3.344	3.344	3.344							\$95,115,100	\$318,065
Montrose Rural Fire Protection Dist																8.826							8.826			\$2,484,420	\$21,927
Ridgway Fire Protection District			3.591	3.591			3.591					3.591	3.591		3.591						3.591			3.591		\$63,976,590	\$229,740
Ouray Fire Protection District						4.968																				\$5,930,960	\$29,465
Loghill Mesa Fire Protection District										3.980	3.980			3.980		3.980				3.980				3.980		\$36,890,420	\$146,824
Loghill Village Park & Rec District													0.719													\$11,887,910	\$8,547
Fairway Pines Sanitation District																34.941										\$2,109,980	\$73,725
Cornerstone Metropolitan Dist No. 2																		110.000								\$2,671,340	\$293,847
Colorado River Conservation Dist	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	0.243	\$156,202,480	\$37,957
Tri-County Water Conservancy Dist		1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	1.900	\$124,515,870	\$236,580
Regional Service Authority	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	0.260	\$156,202,480	\$40,613
TOTAL MILL LEVY	57.229	43.046	46.307	46.637	42.716	48.014	61.059	46.614	46.411	50.594	50.391	50.002	50.205	51.313	61.059	85.535	55.440	156.614	85.332	42.818	39.430	39.227	48.053	43.207	43.021		
TOTAL REVENUE OF ALL FUNDS																										\$8,585,172	

