

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 2021

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, 2018, through June 30, 2020. Notices of Valuation (NOV) indicating the change in the actual value of your property will be mailed the first week of May 2021. This new value will be used in the calculation of your property taxes that will be due and payable in January of 2021. The NOV contains information about your legal right to challenge your property's 2021 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.

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 2021 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 4th Street, Ouray CO 81427
970-325-4371, 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 2021 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. 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

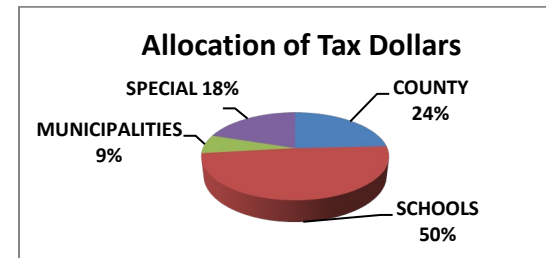
DISABLED VETERAN SURVIVING SPOUSE EXEMPTION

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 2021 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 2020 are levied January 1, 2021
First half due February 29, 2021
Second half due June 15, 2021
If paying in full, due by April 30, 2021

2020 TOTAL ASSESSED VALUES BY CLASS

Residential:	\$96,871,650
Industrial:	\$1,860,380
Agricultural:	\$4,630,440
Vacant Land:	\$32,008,380
State Assessed:	\$6,056,400
Exempt:	\$40,430,780
Commercial:	\$33,825,580
Nat Resources/Vacant Mining Claims:	\$4,922,400



2020 Abstract of Assessments & Mill Levies Ouray County

~IMPORTANT TAX INFO~



Prepared by the County Assessor
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 ~ 541 4th Street
Ouray, CO 81427
970-325-4371

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

MILL LEVIES BY TAXING DISTRICTS 2020

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	2020 VALUATION	2021 REVENUE
County General Fund	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	9.141	\$180,175,230	\$1,646,982	
Road and Bridge Fund	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	1.511	\$180,175,230	\$272,245	
Social Services Fund	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	0.556	\$180,175,230	\$100,177	
EMS Fund	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	2.015	\$180,175,230	\$363,053	
School District R-1 (Ouray)	30.098	30.098	30.098	30.098	30.098	30.098																			\$62,655,990	\$1,885,820	
School District R-2 (Ridgway)							26.767	26.767	26.767	26.767	26.767	26.767	26.767	26.767	26.767	26.767	26.767	26.767							\$110,033,040	\$2,945,254	
School District RE-1J (Montrose)																				25.412	25.412	25.412	25.412	25.412	25.412	\$7,486,200	\$190,239
City of Ouray	16.179																									\$36,154,380	\$584,942
Town of Ridgway							9.268							9.268												\$35,036,580	\$324,719
Cedar Hill Cemetery District	0.332	0.332		0.332		0.332																				\$59,692,840	\$19,818
Dallas Park Cemetery District							0.205	0.205		0.205			0.205	0.205	0.205	0.205	0.205	0.205			0.205			0.205	\$100,940,240	\$20,693	
Ouray Library District	1.500	1.500	1.500	1.500	1.500	1.500																				\$62,655,990	\$93,984
Ridgway Library District							2.826	2.826	2.826	2.826	2.826	2.826	2.826	2.826	2.826	2.826	2.826	2.826								\$110,033,040	\$310,953
Montrose Rural Fire Protection Dist																	9.041						9.041			\$2,754,540	\$24,904
Ridgway Fire Protection District			3.591	3.591			3.591					3.591	3.591		3.591						3.591			3.591		\$78,560,930	\$282,112
Ouray Fire Protection District						5.009																				\$6,298,170	\$31,548
Loghill Mesa Fire Protection District										3.980	3.980			3.980		3.980			3.980					3.980		\$39,604,050	\$157,624
Loghill Village Park & Rec District														0.719												\$13,091,990	\$9,413
(MINUS TEMPORARY TAX CREDIT)														-0.054													-\$707
Fairway Pines Sanitation District																0.000										\$2,409,730	\$0
Cornerstone Metropolitan Dist No. 2																			110.000							\$3,568,540	\$392,539
Colorado River Conservation Dist	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	0.502	\$180,175,230	\$90,448	
Tri-County Water Conservancy Dist		2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	2.005	\$144,020,850	\$288,762	
(MINUS TEMPORARY TAX CREDIT)		-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099	-0.099		-\$14,258	
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	\$180,175,230	\$67,566	
TOTAL MILL LEVY	62.209	47.936	51.195	51.527	47.604	52.945	58.663	45.804	45.599	49.784	49.579	49.190	49.395	50.449	58.663	49.784	54.845	155.804	49.579	45.009	41.623	41.418	50.459	45.398	45.214		
TOTAL REVENUE OF ALL FUNDS																										\$10,088,830	

