

Assessment & Taxes

The responsibility of the Assessor's Office is to discover, identify, classify and value all the taxable property according to the provisions of the Colorado Revised Statutes. The goal of the Assessor is to make a just assessment of each property to ensure taxes are distributed fairly.

- State Division of Property Taxation values public utilities (including the railroad)
- The Assessor values all other property. The current appraisal date is June 30, 2016
- The State Legislature sets the assessment rates. Currently 7.2% for residential and 29% for all other property
- Taxes are levied by local taxing entities:
 - San Juan County Commissioners
 - Silverton Town Board
 - Silverton School Board
 - SW Water Conservation District
 - Durango Fire Protection District
- Taxes = Value x Assessment Rate x Mills

All property taxes are collected locally and used to fund the services provided by each tax entity. The Assessor's Office welcomes all questions concerning ownership and valuation.

San Juan County Officials

ASSESSOR *Kimberly Buck*

CLERK & RECORDER *Ladonna Jaramillo*

COMMISSIONERS

Ernest Kuhlman, Peter McKay, & Scott Fetchenhier

CORONER *Keri Metzler*

JUDGE *Anthony Edwards*

SHERIFF *Bruce Conrad*

TREASURER & PUBLIC TRUSTEE

Deanna Jaramillo

Key 2019 Dates for Property Owners

Jan 1: Assessment Date. Property is valued as of its condition on this date

January: Tax notices are mailed

Feb 28: Payment deadline for 1st half of 2018 property taxes, unless paid in full by April 30th

April 15: Businesses, including vacation rentals deadline to return Personal Property Declarations

April 30: Payment deadline for 2018 property taxes, unless half payment was made

May 1: Mailing date for Notices of Valuation

May 1 - June 1: Real Property appeal period

June 15: Payment deadline for 2nd half of property taxes, unless paid in full by April 30th

June 15-30: Personal Property appeal period

July 15: Deadline for home owners to apply for Senior Exemption. Those who already receive the exemption do not need to re-apply

November 20: Tax Lien Sale for all unpaid 2018 property taxes

December: Taxing entities certify mill levies, and the Assessor processes the property tax roll for 2019

SAN JUAN COUNTY COLORADO

2018

ABSTRACT OF ASSESSMENT

Prepared in January 2019 by:

Kimberly Buck, County Assessor

mail: PO Box 596, Silverton, CO 81433
email: assessor@SanJuanCountyColorado.us
web: www.SanJuanCountyColorado.us
phone: 970-387-5632

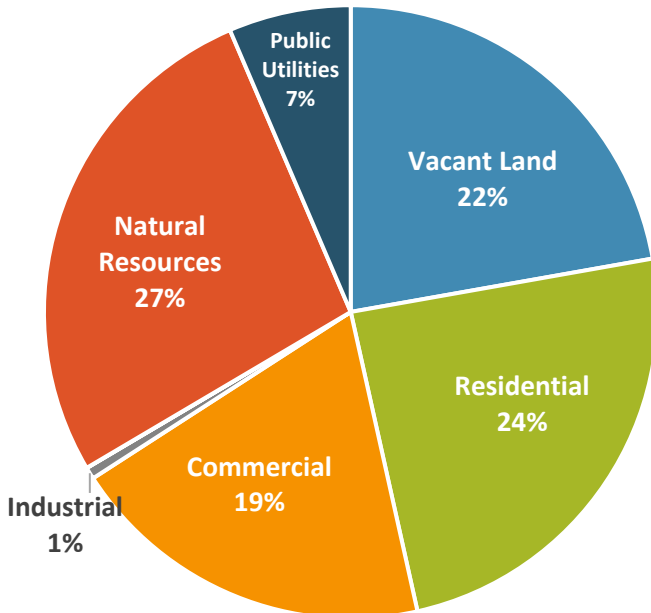
Approved by the Division of Property Taxation, State Board of Equalization, and the County Board of Equalization



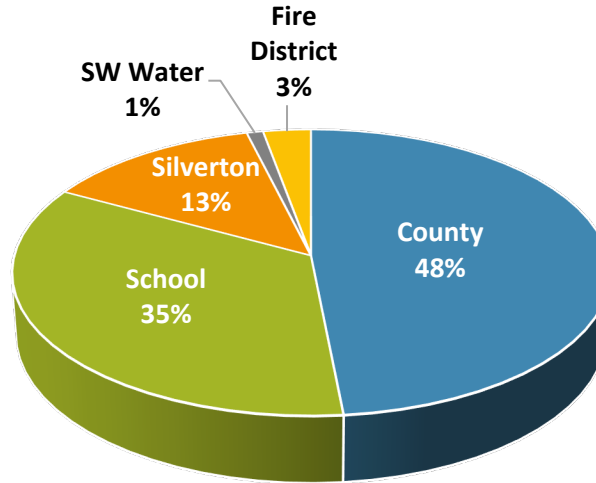
**2018
SAN JUAN COUNTY
ABSTRACT of ASSESSMENT**

REAL PROPERTY	ASSESSED VALUES
VACANT LAND	9, 877, 288
RESIDENTIAL	10, 801, 892
COMMERCIAL	8, 612, 671
AGRICULTURAL	5, 144
INDUSTRIAL	277, 490
NATURAL RESOURCES (Patented Mining Claims)	12, 025, 025
PUBLIC UTILITIES	2, 865, 452
TOTAL TAXABLE	44, 464, 962
TOTAL EXEMPT	71, 357, 598
TOTAL PROPERTY TAX REVENUES	1, 820, 370

Property Tax Revenue Streams



Distribution of Tax Dollars



Entity	Valuation	Mill Levy	Revenue
San Juan County	\$44,464,962		
General Fund		19.000	\$ 844,834
Road & Bridge		0.350	\$ 15,563
Social Services		0.291	\$ 12,939
Refunds/Abatements		0.196	\$ 8,715
Total		19.837	\$ 882,051
School District #1	\$44,464,962		
General Fund		10.965	\$ 487,558
Hold Harmless		0.444	\$ 19,742
Refunds/Abatements		0.139	\$ 6,181
Bond Redemption		2.5503	\$ 113,399
Total		14.098	\$ 626,880
Town of Silverton	\$22,745,164		
General Fund		10.56	\$ 240,189
Refunds/Abatements		0.000	\$ -
Total		10.560	\$ 240,189
SW Water Cons. Dist.	\$44,464,962		
General Fund		0.407	\$ 18,097
Refunds/Abatements		0	\$ -
Total		0.407	\$ 18,097
Durango Fire Prot. Dist.	\$6,425,470		
General Operating		8.2	\$ 52,689
Refunds/Abatements		0	\$ -
Total		8.2	\$ 52,689

**Mill Levy Summary
By Tax Area**

District 112: Town of Silverton
 10.560 Town of Silverton
 19.837 San Juan County
 14.098 School District #1
00.407 SW Water Conservation
 44.902 TOTAL

District 103: South County
 19.837 San Juan County
 14.098 School District #1
 00.407 SW Water Conservation
08.200 Durango Fire Protection
 42.542 TOTAL

District 101: remainder of the County
 19.837 San Juan County
 14.098 School District #1
00.407 SW Water Conservation
 34.342 TOTAL

Effective Tax Rates

Assessment Rate x (Mill Levy/1000)

	Residential	Non-Res
Town of Silverton	0.32%	1.30%
South County	0.31%	1.23%
Remainder of County	0.25%	1.00%

Paying Property Taxes

To avoid penalties, pay 2018 property taxes in full by April 30, 2019 *or* pay half by February 28, and the other half by June 15, 2019. Contact the Treasurer's office for tax payment questions: 970-387-5488 or email: treasurer@SanJuanCountyColorado.us