

ASSESSED VALUE BY PROPERTY CLASS

Vacant Land	\$26,869,210
Residential	195,035,925
Commercial	23,087,170
Industrial	1,583,500
Agricultural	15,540,565
Natural Resources	1,242,280
Producing Mines	0
Oil and Gas	<u>3,112,640</u>
TOTAL ASSESSED	266,471,290
STATE ASSESSED	\$18,219,900
GRAND TOTAL	284,691,190
EXEMPT	\$30,322,220

ASSESSED VALUE, MILL LEVIES AND REVENUE BY DISTRICT 2008

ELBERT COUNTY

<u>NAME</u>	<u>MILL LEVY</u>
County-General	16.314
Road and Bridge	9.500
Social Services	1.500
Retirement	0.703

SPECIAL DISTRICTS PID

<u>NAME</u>	<u>VALUE</u>	<u>MILL LEVY</u>
Meadow Station	2,724,730	22.000
Foxwood Estates and Foxwood Ranches	1,002,960	30.000

TOWNS:

<u>NAME</u>	<u>VALUE</u>	<u>ASS'D</u>	<u>MILL LEVY</u>
Elizabeth	\$ 23,782,290		15.972
Kiowa	6,076,690		13.107
Simla	3,155,650		17.562

FIRE PROTECTION DISTRICTS:

<u>NAME</u>	<u>VALUE</u>	<u>MILL LEVY</u>
Calhan	\$1,588,258	6.513
Calhan Bond		.948
Deer Trail	936,356	7.032
Elbert	19,133,039	4.575
Elizabeth	140,945,510	11.828
Kiowa	29,562,805	8.689
Limon Fire Protection	3,753,183	3.000
Rattlesnake	62,427,960	10.045
Rattlesnake Capital		
Tri-County	745,006	3.000
North Central	5,678,853	6.000
Big Sandy Fire	12,446,339	8.000

SCHOOL DISTRICTS:

<u>NAME</u>	<u>VALUE</u>	<u>ASS'D</u>	<u>MILL LEVY</u>
Elizabeth	\$169,152,760		26.886
Elizabeth Bond			10.174
Kiowa	31,295,275		19.198
Kiowa Bond			4.750
Douglas County	34,167,740		33.197
Douglas County Bond			13.906
Limon	3,753,183		22.067
Limon Bond			5.508
Calhan	1,633,157		27.115
Calhan Bond			6.530
Peyton	1,204,674		26.885
Peyton Bond			12.541
Miami-Yoder	745,006		23.481
Miami-Yoder Bond			17.800
Big Sandy 100J	12,447,179		25.499
Elbert	17,928,365		20.596
Agate	12,363,851		16.798

LIBRARY DISTRICT

<u>NAME</u>	<u>VALUE</u>	<u>ASS'D</u>	<u>MILL LEVY</u>
Elbert County	\$284,691,190		2.5160

WATER AND SANITATION DISTRICTS:

<u>NAME</u>	<u>VALUE</u>	<u>ASS'D</u>	<u>MILL LEVY</u>
Britanie Ridge Metro	2,455,150		10.000
Deer Creek Water	9,075,430		8.000
Diamond Ridge Water	10		0
Diamond Ridge Metro	270		0
Elbert Water	1,908,210		5.350
Clearwater Metro	17,330		0
Gold Creek Commons Metro	23,010		30.000
Elkhorn Ranch #1	6,882,280		5.000
Elkhorn Ranch Bond			50.000
Miller Ranch Metro	5,020		45.000
Miller Ranch Water	10		0
Northpines Metro	4,532,630		15.000
Northpines Bond			35.000
Spring Valley # 1	260		0
Spring Valley # 2	5,564,220		5.000
Spring Valley # 2 Bond			50.000
Spring Valley # 3	137,840		46.000
Spring Valley # 4	6,400		46.000
Elbert & Hwy 86 Metro	3,145,180		15.000
Elbert & Hwy 86 Metro Bond			57.475
Elbert & Hwy 86 Commercial	703,900		10.000
Summit Park Metro	604,290		35.000
United Water and Sanitation	330		0
Upper Big Sandy	10,542,751		0.532
Sterling Crossing Residential	3,210		40.000
Sterling Crossing Commercial	490		0
Ritoro Metro	590		5

PARKS AND RECREATIONAL DISTRICTS:

<u>NAME</u>	<u>VALUE</u>	<u>ASS'D</u>	<u>MILL LEVY</u>
Elizabeth	\$161,086,492		0.790
Elizabeth Bond			1.888

SOIL CONSERVATION DISTRICTS:

<u>NAME</u>	<u>VALUE</u>	<u>ASS'D</u>	<u>MILL LEVY</u>
Agate Soil	\$11,445,003		0
Double El Soil	13,311,532		0
Kiowa Soil	217,721,935		0

GENERAL INFORMATION

The Assessor is responsible for discovering, listing, classifying and valuing all real and business personal property in the County. All property is subject to taxation except that which is exempt by law. The guidelines for property valuation are set by the Colorado Constitution and Statutory Requirements. The Assessor's office does not set any tax rates.

Property taxes are levied by each entity that provides services to your property.

County tax is levied by the Board of County Commissioners.

City and town tax is levied by city and town officers.

Special District tax is levied by district Directors.

School tax is levied by the district School Board.

After this office receives the levies, it is the duty of the Assessor to extend the taxes upon the property as assessed, and then to certify and deliver the tax roll to the County Treasurer for collection according to law.

ALL PROPERTY IS SUBJECT TO TAXATION EXCEPT THAT WHICH IS EXEMPT BY LAW

A property's actual value for 2008 is based on the June 30, 2006 level of value. For residential property, sales data for comparable properties that sold from January 1, 2005 through June 30, 2006 is collected.

The 2008 residential assessment rate is 7.96% of actual value. The assessment rate for non-residential property is 29%.

Primary oil & gas production is assessed at 87.5%, secondary production at 75%.

It is the goal of this office to help the taxpayer in the understanding of the property valuation process. If you have any questions regarding the value of your property or the valuation process, the Assessor's Office is available to assist and serve you. We encourage you to become knowledgeable about your property valuation.

2008 Elbert County Elected Officials

Assessor
PJ Trostel

Treasurer
Billie Mills

Clerk and Recorder
Amy Fordyce

Sheriff
William Frangis

Coroner
Sandy Graeff

Commissioner District 1
Suzie Graeff

Commissioner District 2
Hope Goetz

Commissioner District 3
John Metli

Surveyor
Garry Rohleder



2008 ABSTRACT OF ASSESSMENT AND TAX LEVIES

*Elbert County Assessor
PJ Trostel*

*Deputy Assessor
Joe McGrath*

*215 COMANCHE ST
P.O. BOX 26
KIOWA, CO. 80117*

*PHONE: (303) 621-3101
FAX: (303) 621-3173*