

ABSTRACT OF ASSESSMENT & LEVIES

Montrose County
Colorado

2006



Prepared by the County Assessor and approved by the
Montrose County Board of Equalization, the Colorado
Division of Property Taxation, and the State Board of
Equalization.

This abstract is compiled and sent to those interested with
the compliments of

Brad Hughes

Montrose County Assessor

P.O. Box 1186 - Montrose, CO 81402-1186
Phone (970) 249-3753

		2006														
	TAC	COUNTY	CITY	SCHOOL	LIBRARY	SANIT'N	METRO	RECR.	FIRE	CEM.	WATER	WATER	WATER	PEST	TOTAL	TAC
Montrose	1000	21.145	0.000	24.239	3.000			3.399	8.845			0.221	1.770		62.619	1000
	1001	21.145	0.000	24.239	3.000			3.399	8.845			0.221	1.770		62.619	1001
	1002	21.145	0.000	24.239	3.000				8.845			0.221	1.770		59.220	1002
	1010	21.145		24.239	3.000			3.399	8.845		0.984	0.221	1.770		63.603	1010
	1011	21.145		24.239	3.000			3.399	8.845		0.984	0.221			61.833	1011
	1020	21.145		24.239	3.000			3.399	8.845		0.984	0.221	1.770	0.076	63.679	1020
	1030	21.145		24.239	3.000				8.845		0.984	0.221	1.770		60.204	1030
	1031	21.145		24.239	3.000				8.845		0.984	0.221			58.434	1031
	1040	21.145		24.239	3.000				8.845		0.984	0.221	1.770	0.076	60.280	1040
	1050	21.145		24.239	3.000						0.984	0.221			49.589	1050
	1051	21.145		24.239	3.000			3.399			0.984	0.221			52.988	1051
1052	21.145		24.239	3.000						0.984	0.221	1.770		51.359	1052	
1053	21.145		24.239	3.000			3.399			0.984	0.221	1.770		54.758	1053	
1060	21.145	0.000	24.239	3.000				8.845			0.221	1.770		59.220	1060	
1070	21.145		24.239	3.000						0.221				48.605	1070	
1080	21.145		24.239	3.000						0.221	0.000			48.605	1080	
1081	21.145		24.239	3.000			3.399			0.221	0.000			52.004	1081	
1090	21.145		24.239	3.000			3.399	8.845		0.221	1.770			62.619	1090	
1091	21.145		24.239	3.000		3.463		3.399	8.845		0.221	1.770		66.082	1091	
1100	21.145		24.239	3.000				3.399	8.845		0.221	1.770	0.076	62.695	1100	
1101	21.145		24.239	3.000		3.463		3.399	8.845		0.221	1.770	0.076	66.158	1101	
1108	21.145		24.239	3.000			0.000	3.399	8.845		0.221	1.770		62.619	1108	
1109	21.145		24.239	3.000			0.000		8.845		0.221	1.770		59.220	1109	
1110	21.145		24.239	3.000					8.845		0.221	1.770		59.220	1110	
1111	21.145		24.239	3.000		3.463			8.845		0.221	1.770		62.683	1111	
1120	21.145		24.239	3.000					8.845		0.221	1.770	0.076	59.296	1120	
1121	21.145		24.239	3.000		3.463			8.845		0.221	1.770	0.076	62.759	1121	
1122	21.145		24.239	3.000						0.221	1.770	0.076		50.451	1122	
1130	21.145		24.239	3.000						0.221	1.770			50.375	1130	
1131	21.145		24.239	3.000				3.399		0.221	1.770			53.774	1131	
1140	21.145	0.000	24.239	3.000				3.399	8.845		0.984	0.221	1.770	63.603	1140	
1141	21.145	0.000	24.239	3.000		3.463		3.399	8.845		0.984	0.221	1.770	67.066	1141	
1150	21.145	0.000	24.239	3.000					8.845		0.984	0.221	1.770	60.204	1150	
1151	21.145	0.000	24.239	3.000					8.845		0.984	0.221	1.770	60.280	1151	
1152	21.145	0.000	24.239	3.000				3.399	8.845		0.984	0.221	1.770	0.076	63.679	1152
1160	21.145	0.000	24.239	3.000				3.399	8.845		0.221	1.770	0.076	62.695	1160	
1161	21.145	0.000	24.239	3.000					8.845		0.221	1.770	0.076	59.296	1161	
6000	21.145		24.239	3.000							0.984	0.221		49.589	6000	
6010	21.145		24.239	3.000				3.399			0.984	0.221		52.988	6010	
6020	21.145		24.239	3.000						0.221		0.000		48.605	6020	
14010	21.145		24.239	3.000					4.880	0.393		0.221	1.770	0.076	55.724	14010
14020	21.145		24.239	3.000							0.221	1.770		50.375	14020	
14030	21.145		24.239	3.000							0.221	1.770	0.076	50.451	14030	
15000	21.145	7.943	24.239	3.000					4.880	1.157		0.221	1.770		64.355	15000
15010	21.145	7.943	24.239	3.000					4.880	1.157		0.221	1.770	0.076	64.431	15010
15020	21.145		24.239	3.000					4.880	1.157		0.221	1.770		56.412	15020
15030	21.145		24.239	3.000					4.880	1.157		0.221	1.770	0.076	56.488	15030
15040	21.145		24.239	3.000							0.221	1.770		50.375	15040	
15050	21.145		24.239	3.000							0.221	1.770	0.076	50.451	15050	
15051	21.145		24.239	3.000				3.399			0.221	1.770	0.076	53.850	15051	
15080	21.145		24.239	3.000					4.880		0.221	0.000		53.485	15080	
15090	21.145		24.239	3.000						1.157	0.221	1.770		51.532	15090	
15100	21.145		24.239	3.000					4.880		0.221	1.770		55.255	15100	
15110	21.145		24.239	3.000					4.880		0.221	1.770	0.076	55.331	15110	
16000	21.145		24.239	3.000							0.205			48.589	16000	
16010	21.145		24.239	3.000							0.205	1.770		50.359	16010	
16020	21.145		24.239	3.000			0.000				0.205	1.770		50.359	16020	
16030	21.145		24.239	3.000			39.000				0.205	1.770		89.359	16030	
16040	21.145		24.239	3.000			0.000				0.205			48.589	16040	
16050	21.145		24.239	3.000			55.000				0.205			103.589	16050	
17000	21.145		7.927	3.000					5.898		0.205	0.052		38.227	17000	
17010	21.145		7.927	3.000							0.205	0.052		32.329	17010	
17020	21.145		7.927	3.000							0.205			32.277	17020	
17030	21.145		7.927	3.000					5.898		0.205			38.175	17030	
18000	21.145	17.135	26.530			11.037			6.000	0.587	0.205			82.639	18000	
18001	21.145	17.135	26.530						6.000	0.587	0.205			71.602	18001	
18010	21.145		26.530			11.037			6.000	0.587	0.205			68.504	18010	
25000	21.145	13.936	26.530	2.330					6.000	0.587	0.205	0.052		70.785	25000	
25005	21.145	13.936	26.530	2.330					6.000	0.587	0.205			70.733	25005	
25010	21.145		26.530	3.830					6.000	0.587	0.205	0.052		58.349	25010	
25018	21.145		26.530	3.830							0.205	0.052		51.762	25018	
25020	21.145		26.530	3.000							0.205	0.052		50.932	25020	
25021	21.145		26.530	3.830					6.000		0.205	0.052		57.762	25021	
25023	21.145		26.530	3.000					6.000		0.205			56.880	25023	
25028	21.145		26.530	3.830							0.205			51.710	25028	
25030	21.145		26.530	3.000							0.205			50.880	25030	
25031	21.145		26.530	3.000					7.000		0.205	0.620		58.500	25031	
25032	21.145		26.530	3.000					7.000		0.205			57.880	25032	
25033	21.145		26.530	3.830					7.000		0.205			58.710	25033	
25034	21.145		26.530	3.830					7.000		0.205	0.052		58.762	25034	
25038	21.145		26.530	3.830					6.000	0.587	0.205			58.297	25038	
25040	21.145		26.530	3.000					6.000	0.587	0.205			57.467	25040	
50000	21.145		28.759	3.000					3.655	0.663	0.221	0.000		57.443	50000	
50010	21.145		28.759	3.000					3.655	0.663	0.221	0.532		57.975	50010	
50020	21.145		28.759	3.000					3.655	0.663	0.221			57.443	50020	
50030	21.145		28.759	3.000						0.663	0.221	0.000		53.788	50030	
50031	21.145		28.759	3.000				3.399		0.663	0.221	0.000		57.187	50031	

1 Mill = \$1 Per \$1,000 Assessed Valuation

VALUATION OF PROPERTY BY CLASS

Vacant Land	26,417,100
Residential Vacant Lots	8,496,150
Commercial Vacant Lots	12,333,710
All Other Vacant Lots	47,246,960
TOTAL	86,007,760
Residential Property	600
Residential Possessory Interest	145,059,439
Single Family	18,837,820
Farm Residence	1,423,030
Duplex/Triplex	944,540
Multi-Units (4-8)	2,142,650
Multi-Units (9 plus)	516,070
Condominiums	6,696,891
Manufactured Housing	586,310
Farm Manufactured Housing	2,118,510
M/H Parks	178,325,860
Personal Property	14,540
TOTAL	178,340,400
Commercial Property	225,750
Airport Possessory Interest	15,800
Other Commercial Possessory Interest	13,260
Recreation Possessory Interest	24,336,420
Merchandising	8,445,710
Logging	10,725,730
Office	3,148,310
Recreational	33,004,570
Special Purpose	7,864,820
Warehouse-Storage	3,074,180
Multi Use (3 plus)	8,159,520
Commercial Condominiums	99,014,070
Personal Property	13,731,020
TOTAL	112,745,090
Industrial Property	2,390
Industrial Possessory Interest	3,172,880
Contracting-Service	9,347,780
Manufacturing-Processing	82,930
Refining-Mining	12,605,980
Personal Property	7,141,730
TOTAL	19,747,710
Agricultural Property	56,490
Agricultural Possessory Interest	8,139,650
Acres:	1,408,670
65,708 Irrigated Land	1,638,260
30,295 Meadow Hay	44,550
269,702 Grazing Land	40,770
289 Orchard Land	
44,550 Waste Land	
22,287 Forest Land	
339 Other Ag Land	510,460
Outbuildings	5,694,820
TOTAL	17,533,670
Natural Resources	2,083,310
Land	225,990
Improvements	180,870
Severed Mineral Interests	624,830
Personal Property	3,115,000
TOTAL	3,115,000
Producing Mines	-
Land	
Improvements	199,820
Personal Property	199,820
TOTAL	399,640
State Assessed Property	51,888,900
Carrier, Communication, Gas, Electric	51,888,900
TOTAL	51,888,900
Grand Total All Property	430,817,550

ABSTRACT OF ASSESSMENT - 2006

Montrose County Schools	Assessed Valuation	Gross Levy	Credit Levy	Abate. Levy	Net Levy	Revenue
RE-1J East End	384,261,603	2,148	0.000	0.000	2.148	825,394
RE-2 West End	37,733,030	26,530	0.000	0.000	26,530	1,001,057
R2-J Redvale	6,184,915	3,910	0.000	0.000	6,188	24,997
50-J Maher	2,638,003	22,659	0.000	0.000	22,659	59,775
TOTAL	430,817,550	21,298	(2,483)	0.000	18,915	8,148,914
Special Bond Levy	384,261,603	2,148	0.000	0.000	2,148	825,394
RE-1J East End	6,184,915	3,900	0.000	0.000	3,900	24,121
R2-J Redvale	2,638,003	6,100	0.000	0.000	6,100	16,092
50-J Maher						865,607
TOTAL	2,638,003	6,100	0.000	0.000	6,100	16,092
Improvement Districts	Assessed Valuation	Gross Levy	Credit Levy	Abate. Levy	Net Levy	Revenue
Colo. River Wtr.	380,905,194	0.252	(0.032)	0.000	0.220	84,180
Tri-County Wtr.	374,186,171	1,898	(0.135)	0.007	1,770	662,310
Bostwick Pk Wtr.	170,254,375	0.981	(0.000)	0.003	0.984	167,530
SW Water	49,912,356	0.407	(0.202)	0.000	0.205	10,232
San Miguel Wtr.	9,956,634	0.052	(0.000)	0.000	0.052	518
Fruitland Water	295,200	0.532	(0.000)	0.000	0.532	157
Paradox Valley Wtr.	1,005,598	0.620	(0.000)	0.000	0.620	623
Montr. Rural Fire	325,030,769	8,813	(0.000)	0.032	8,845	2,874,897
Olathe Rural Fire	38,271,132	4,880	(0.000)	0.000	4,880	186,763
Nucula-Natr. Fire	32,159,311	6,000	(0.000)	0.000	6,000	192,956
Nonwood Fire	5,124,660	5,898	(0.000)	0.000	5,898	30,225
Crawford Fire	2,474,263	4,400	(0.745)	0.000	3,655	9,043
Paradox Fire	1,145,832	7,000	(0.000)	0.000	7,000	8,021
Montrose Rec.	309,827,206	3,381	(0.000)	0.018	3,399	1,053,103
Buckhorn Hts.	422,800	0.000	(0.000)	0.000	0.000	-
Comerstone Dist 1	870	0.000	(0.000)	0.000	0.000	-
Comerstone Dist 2	1,360,680	39,000	(0.000)	0.000	39,000	53,067
Paxton Lke. Dist 1	290	0.000	(0.000)	0.000	0.000	-
Paxton Lke. Dist 2	39,380	55,000	(0.000)	0.000	55,000	2,166
West Montr. Sant.	11,384,776	3,559	(0.191)	0.095	3,463	29,425
Nucula Sant.	4,291,436	11,037	(0.000)	0.000	11,037	47,365
Olathe Cemetery	36,547,306	1,157	(0.000)	0.000	1,157	42,285
Nucula-Natr. Cemt.	32,037,096	0.638	(0.053)	0.002	0.587	18,806
Crawford Cemt.	2,638,003	0.663	(0.000)	0.000	0.663	1,749
Pea Green Cemt.	2,465,186	0.383	(0.000)	0.000	0.383	969
Montrose Library	422,400,024	3,000	(0.000)	0.000	3,000	1,267,200
Montr. Lib-Natr.	2,884,826	1,500	(0.000)	0.000	1,500	4,327
Montr. Lib-Natr Cap	4,104,923	0.830	(0.000)	0.000	0.830	3,407
Delta Library	2,638,003	3,000	(0.000)	0.000	3,000	7,914
U. V. Pest Control	59,102,998	0.076	(0.000)	0.000	0.076	4,492
TOTAL	59,102,998	0.076	(0.000)	0.000	0.076	4,492
Montrose County	Assessed Valuation	Gross Levy	Credit Levy	Abate. Levy	Net Levy	Revenue
General	430,817,550	21,298	(2,483)	0.100	18,915	8,148,914
Road & Bridge	430,817,550	0.122	0.000	0.000	0.122	52,560
Social Service	430,817,550	2,108	0.000	0.000	2,108	908,163
Retirement	430,817,550	0.000	0.000	0.000	0.000	-
Emp Benefits/Ins.	430,817,550	0.000	0.000	0.000	0.000	-
Public Hospital	430,817,550	0.000	0.000	0.000	0.000	-
Telecomm.	430,817,550	0.000	0.000	0.000	0.000	-
TOTAL LEVY	430,817,550	21.145	0.000	0.000	21.145	9,109,637
Cities & Towns	Assessed Valuation	Gross Levy	Credit Levy	Abate. Levy	Net Levy	Revenue
Montrose	224,860,489	0.000	0.000	0.000	0.000	-
Olathe	9,165,772	7,943	0.000	0.000	7,943	72,804
Naturita	2,884,826	13,936	0.000	0.000	13,936	40,203
Nucula	2,894,697	17,108	0.000	0.000	17,135	49,601
TOTAL	2,894,697	17.108	0.000	0.000	17.135	162,607

SUMMARY OF SCHOOL REVENUE

General Fund	Revenue
Special Bond Revenue	9,574,462
TOTAL	10,440,068
Summary of All Revenue	Revenue
School Gen. Fund, Bond & Capital Revenue	10,440,068
Improvement District	6,773,730
Cities & Towns	162,607
Montrose County Government	9,109,637
GRAND TOTAL OF ALL REVENUE	26,486,043

GENERAL INFORMATION

The County Assessor is charged with the responsibility of discovering, listing, and valuing all taxable property in order that the burden of taxes may be distributed in accordance with Chapter 39 of Colorado general property tax law. The assessment process is the basis for generating property tax revenues that pay for schools, roads, fire protection, police protection, and other local services. All of the revenue generated by property taxes stays within the county. Property taxes do not support any state services. Every year the Abstract is tabulated and compiled with the valuation, revenue, and levies produced, as a result of the Assessor's duties. This abstract is sent out compliments of the County Assessor's Office for your information and convenience.

The mill levies which determine the amount of your property tax bill is set by the tax levying boards within the county. County taxes are levied by the Board of County Commissioners, City and Town taxes are levied by City and Town Officials, Special tax districts are levied by their Board of Directors. School taxes are levied by the School Boards. If you have questions about the tax rates, please contact the specific taxing entities to communicate your concerns.

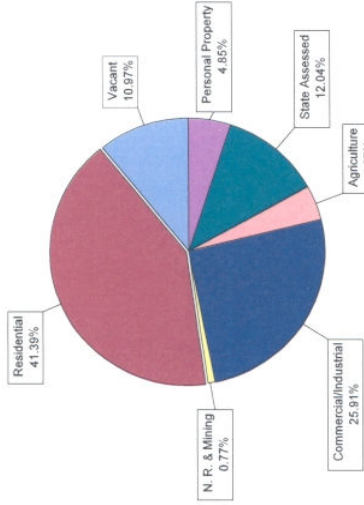
Actual Value x Assessment Rate = Assessed Value
Assessed Value x Mill Levy/1000 = Tax Amount
(1 Mill = \$1 per \$1,000 Assessed Valuation)

The 2006 Assessment rate for residential property as determined by the Colorado Legislature is 7.96%. All other property (commercial, vacant, agricultural, personal, state assessed and severed minerals) is assessed at 29%.

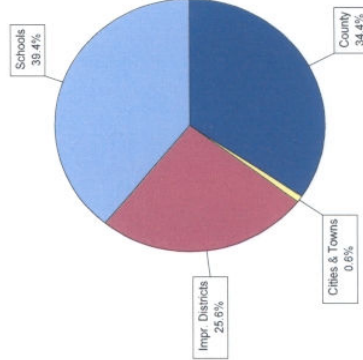
If you have further questions, please call the Assessor's Office at 970-249-3753. For additional property information, please visit <http://eagleweb.co.montrose.co.us>.

Brad Hughes
County Assessor

Source Of Property Tax Dollars



Allocation Of Property Tax Dollars



Tax Payment Due Dates
Full Payment by April 30, 2007
or
1st Half Payment by February 28, 2007
2nd Half Payment by June 1, 2007