

January 22, 2016

To the Editor,

The property tax roll has been transferred to the Treasurer's office for collection and I want update people on the process which has happened in the past year to determine these tax bills.

This was a reappraisal year where Colorado Assessor' brought every real estate property from the 2012 level of market value to the 2014 market value. This means the actual value placed on your property is the amount we feel it would have sold for on June 30th 2014.

Using 2184 fully researched vacant land, residential, and commercial sales, from 2012 to June 30th 2014, we revalued 34,154 real estate properties based on their use, location and market characteristics. Additionally we placed value on 3097 oil and gas wells, based on their production and median prices from the 2014 production year, along their associated equipment and pipelines.

From this detail we sent the value to 42 special districts, three school districts, 3 cities and towns and La Plata County Government for their use in determining their specific budgets.

The tax bill you will receive breaks down which of these above mentioned entities service your property and just how much you will pay to each for the services they provide. These taxes vary with the location of your property and its value.

Over all tax revenue will be divided between the above entities with 49.18% going to schools, 24.54% going to the special districts (fire, Metro, mosquito, water etc.), 24.31% to La Plata County, and 1.97% going to the Cities and Towns.

If you would like more information on the process please check out our website where you can find more detail, in the general information section. The value currently placed on your property, is in the Eagleweb section at; http://co.laplata.co.us/departments_officials/assessor

Should you have questions about the process or the valuation of properties please contact us at 970-382-6221.

Sincerely,

Craig N. Larson
La Plata County Assessor, 970-382-6235