

COUNTY ASSESSOR VALUES PROPERTY WITH ACCURACY

The Assessor's Office tackled many challenges in 2008 appraising properties, tracking ownership changes, learning a new computer system and beginning to implement the assessment mechanism for the largest water district in the state, the La Plata Archuleta Water District.

The appraisal staff finalized new construction values worth \$284,550,880 including homes and commercial properties that were completed by January 1, 2008. The total value of new construction was up from \$274,114,980 in 2007. The appraisal staff also conducted the reappraisal of 35,951 properties. This required the visitation of over 2,000 sales to verify property inventories for use in the reappraisal. In May 2009, property owners will see the fruits of the reappraisal from the June 30, 2006 to the June 30, 2008 level of value. This is the culmination of over two years of field work and market analysis designed to fairly value all properties in La Plata County.

The administration staff completed 7,074 accounts that had a property ownership change, subdivision or new property creation and additionally implemented the new disabled

veteran exemption program.

Also in 2008, the Assessor's Office implemented new software. The updated software has tools to collect field data to help market analysis as the county continues to change and grow economically. The newly updated Eagle web public site, at <http://eagleweb.laplata.co.us> provides not only property information but also has sorting capabilities for the more advanced public user.

The oil and gas division implemented a system that accurately tracks over 3,000 miles of underground gas gathering and transmission pipe within the county for valuation purposes. This allows the oil and gas staff to, not only maintain equity in pipeline valuation between operations, but to ensure the value is in proper taxing districts.

Citizens may visit the Assessor's page on the County website at <http://co.laplata.co.us/asr/asr.htm> for easy access to forms, links, abstracts, and up-to-date property information. Also available on the website are slideshow and video presentations explaining the assessment of property taxes.
