

**REAL PROPERTY PROTEST PERIOD  
IS BETWEEN MAY 1 AND JUNE 1.**

**If you disagree with the value or classification reported on your 2015 Notice of Value:**

To preserve your right to appeal, your protest must be postmarked, e-mailed, faxed or delivered in person on or before June 1, 2015, to the Assessor's office in the county where your property is located. The Assessor must make a decision and mail a Notice of Determination to you before the last regular working day in June.

**If you disagree with the Assessor's**

**determination:** You can appeal to the County Board of Equalization (County Commissioners) by July 15. The County Board of Equalization will conduct hearings during July and August. The County Board must notify you in writing of its decision no later than August 10.

**If you disagree with the County Board of**

**Equalization's decision:** You can appeal to the State Board of Assessment Appeals, District Court or you may choose to have your appeal arbitrated. However, you must file your appeal within 30 days of the County Board of Equalization's decision.

**If you are dissatisfied with the State Board of**

**Assessment Appeals' decision:** You can appeal to the Court of Appeals.

**Personal Property protest follow the same guidelines but with different filing dates.** The personal property protest period is **only 15 days** between **June 15 and June 30.**

**2014 ABSTRACT OF  
ASSESSMENT AND LEVIES**

**PRODUCED BY THE  
ASSESSOR AND  
APPROVED BY THE COUNTY  
BOARD OF EQUALIZATION, THE  
DIVISION OF PROPERTY  
TAXATION, AND THE STATE  
BOARD OF EQUALIZATION**

San Miguel County Assessor's Office  
Peggy Kanter, Assessor  
333 W. Colorado Ave., 2nd floor  
Mailing Address: PO Box 506  
Telluride, CO 81435  
Phone: 970-728-3174  
Fax: 970-369-1007  
Email:  
assessor@sanmiguelcounty.org

**ELECTED OFFICIALS FOR**

**SAN MIGUEL COUNTY**

**Assessor: Peggy Kanter**

**County Attorney: Steven Zwick**

**County Clerk and Recorder: Kathleen Erie**

**County Coroner: Emil Sante**

**County Sheriff: Bill Masters**

**County Surveyor: David Foley**

**County Commissioners: Elaine Fischer,  
Joan May, Art Goodtimes**

**County Judge: Scott T Erickson**

**County Treasurer and Public Trustee:**

**Jan Stout**

2014 County Valuation by Property Classification	ASSESSED VALUE
Vacant Land	\$ 163,114,600
Residential	\$ 405,826,120
Commercial	\$ 101,877,180
Industrial	\$ 3,376,880
Agricultural	\$ 7,885,290
Natural Resources	\$ 2,474,220
Oil and Gas	\$ 14,285,240
State Assessed	\$ 22,447,100
<b>TOTAL</b>	<b>\$ 721,286,630</b>

**General Information:** The duty of the Assessor is to discover, list, classify and value all taxable property in San Miguel County according to Colorado statutes so that property taxes are distributed equitably in accordance with the value of property each taxpayer owns. The Assessor's office revalues all property every odd year. Value determinations are subject to an annual audit ordered by the General Assembly.

**Understanding your Tax Notice:** Taxes payable in 2015 are for the period of valuations of properties analyzed from January 1, 2011 thru June 30, 2012. The assessment date is January 1st of each year. The improvement value is based on the percentage completion of the improvement as of that date.

Residential Properties are assessed at 7.96% of estimated market value as of June 30, 2012. All other property types are assessed at 29% of estimated actual value as of June 30, 2012.

The new mill levies from the taxing authorities may change your taxes slightly. These authorities can increase their budget by 5% without voter approval.

2014 Taxes are payable in 2015

1st half due the last day in February 2015, 2nd half due June 15, 2015

No penalty if paid in full by April 30, 2015

**Personal Property Requirement:** Colorado law requires owners of personal property used in an income producing endeavor and owners of producing natural resources to file a Declaration Schedule with the County Assessor each year by April 15.

## 2014 TAX CERTIFICATION

<b>TOWNS:</b>	<b>ASSESSED VALUE</b>	<b>LEVY</b>	<b>REVENUE*</b>
Telluride	\$ 222,893,910	5.578	\$ 1,243,302
Mountain Village	\$ 266,407,970	13.460	\$ 3,585,851
Norwood	\$ 5,038,670	15.129	\$ 76,230
Ophir	\$ 3,307,850	28.976	\$ 95,849
<u>Sawpit</u>	\$ 426,290	0	\$ -
<b><i>Towns Total</i></b>	<b>\$ 498,074,690</b>		<b>\$ 5,001,232</b>
<b>SCHOOLS:</b>			
San Miguel County R1 Telluride	\$ 671,651,650	11.922	\$ 8,007,431
San Miguel County R2JT Norwood	\$ 46,049,710	16.819	\$ 774,510
<u>Dolores County</u> RE2(J)	\$ 3,585,270	18.967	\$ 68,002
<b><i>Schools Total</i></b>	<b>\$ 721,286,630</b>		<b>\$ 8,849,943</b>
<b>SAN MIGUEL COUNTY:</b>	\$ 721,286,630		
General fund		6.175	\$ 4,453,945
Road and Bridge		1.900	\$ 1,370,445
Welfare		.155	\$ 111,799
Retirement		.390	\$ 281,302
Parks and Open Space		1.500	\$ 1,081,930
<u>Contingency</u>		0	\$ -
<b><i>San Miguel County Total</i></b>	<b>\$ 721,286,630</b>	<b>10.120</b>	<b>\$ 7,299,421</b>
<b>STATUTORY DISTRICTS:</b>			
Mt Village Metro	\$ 266,407,970	13.052	\$ 3,477,157
Wilson Mesa Metro	\$ 7,491,720	20.399	\$ 152,827
Telluride Fire Protection	\$ 671,651,650	3.020	\$ 2,028,119
Norwood Fire Protection	\$ 21,311,610	5.898	\$ 125,696
Egnar-Slickrock Fire	\$ 3,585,270	8.000	\$ 28,682
Telluride Hospital	\$ 671,651,650	2.280	\$ 1,531,366
Norwood Park/Rec	\$ 40,173,300	1.00	\$ 40,173
<u>Norwood Sanitation</u>	\$ 4,805,090	2.643	\$ 12,700
<b><i>Statutory Total</i></b>	<b>\$ 1,687,078,260</b>		<b>\$ 7,396,720</b>
<b>OTHER DISTRICTS:</b>			
Lone Tree Cemetery	\$ 574,103,840	.051	\$ 29,279
Library R1	\$ 671,651,650	3.655	\$ 2,454,887
Library R2JT	\$ 46,049,710	3.478	\$ 160,161
Southwest Water	\$ 721,286,630	.362	\$ 261,106
San Miguel Water	\$ 38,779,130	.097	\$ 3,762
San Miguel Solid	\$ 222,642,960	.192	\$ 42,747
<u>San Miguel R1 Recreation</u>	\$ 178,326,270	0	\$ -
<b><i>Total Other Districts</i></b>	<b>\$ 2,452,840,190</b>		<b>\$ 2,951,942</b>
<b><i>Total Taxes</i></b>	<b>\$ 6,080,566,400</b>		<b>\$ 31,499,258</b>