



OFFICE OF COUNTY ASSESSOR

100 JEFFERSON COUNTY PARKWAY
GOLDEN, CO 80419-2500

JIM EVERSON

Assessor

Regular Office Hours: 7:30 AM - 5:30 PM

Jefferson County Assessor's Office Fact Sheet

Statutory Duties: Identify, Describe, and Value all property located in Jefferson County and create the tax roll by applying taxing authority mill levies to taxable assessed valuation of property.

Mission Statement: Our mission is to efficiently provide quality customer service by being courteous, respectful, and informative while identifying, describing and valuing all property within Jefferson County in a fair, ethical, accurate, and professional manner.

Active Schedules: **234,224 real and personal combined**
201,530 residential
8,569 commercial real property
13,384 business personal property and mobile homes

Number of Assessor Maps: **1,352**

Taxing Entities For Which We Value Property: **168 plus 15 urban renewal districts**
includes Jeffco Schools, all fire districts, cities, metro districts and county.

Number of Tax Districts in the County: **693**

- ◆ **2010 is a Non-revaluation Year - all real property valued the same as it was for in 2009 unless new improvements have been added**
- ◆ **Senior Property Tax Exemption was eliminated for 2009 taxes payable in 2010**
- ◆ **A Bill was passed by the Legislature to eliminate the Senior Property Tax Exemption for 2010 taxes payable in 2011 and 2011 taxes payable in 2012**

Dates to Remember:

- June 30, 2008 -** Appraisal Date for valuing real property in Colorado 2009 and 2010
- January 2010 -** 2010 Tax Bills Sent
- May 1, 2010 -** Notice of Valuation Sent (appeals period begins)
- June 1, 2010 -** Last Day to Appeal Property Value
- July 15, 2010 -** Last day to file Senior Property Tax Exemption

**For Additional Information see our web site: <http://assessor.jeffco.us>
Phone: 303.271.8667 Fax: 303.271.8616**

Residential Property Values	2009 Valuation Median Actual Value	2007 to 2009 Median Change in Value*
Single Family Home	\$249,880	-3.1%
Condominium Unit	\$112,300	-9.8%
Town homes	\$150,400	-7.5%
Duplex, Triplex	\$258,870	-5.5%
All of the above	\$233,600	-3.8%
Single Family by Area		
Arvada area	\$220,450	-6.0%
Conifer area	\$320,865	0.4%
Evergreen area	\$410,660	0.1%
Golden area	\$356,135	-0.8%
Lakewood area	\$242,400	-2.2%
Littleton (South Jeffco) area	\$276,715	-1.5%
Morrison area	\$240,650	-3.7%
Wheat Ridge area	\$218,220	-5.8%

* This is the median amount of change experienced on a per property basis

HOW TAXES ARE CALCULATED:

Actual Value X Assessment Rate = Assessed Value

Assessed Value X Mill Levy = Taxes

Example using a \$300,000 residence and 100 mills levy:

\$300,000 X 7.96% = \$23,880

\$23,880 X 0.100 = **\$2,388.00 total taxes**

If the total mill levy is 100 mills and using the residential assessment rate for 2009 of 7.96% and a non-residential assessment rate of 29%, annual taxes would be:

For residential property - \$7.96 per \$1,000 of value.

For non-residential property - \$29 per \$1,000 of value.

However remember that taxes for like valued properties will vary based on the specific mill levy for the tax district where the property is located. Total mill levies range from 74.8900 mills to 197.2670 mills with a median of 93.2950. Thus, a home with a \$300,000 actual value could be subject to property taxes ranging from \$1,788 to \$4,711 depending on the tax district in which it is located.

SOURCES OF PROPERTY TAX REVENUES	2009	USES OF PROPERTY TAX REVENUES	2009
Residential	57.2%	R-1 Schools	51.0%
Non-Residential Real Property	33.0%	Jefferson County	25.8%
Business Personal Property And Utilities	9.8%	All Other Taxing Authorities	23.2%

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