

**2022 ABSTRACT OF ASSESSMENT**

VACANT LAND	Assessed Value
Residential Lots	\$1,562,150
Commercial Lots	\$2,749,170
Industrial Lots	\$49,790
PUD Lots	\$0
Less than 1 acre	\$6,890
1 to 5 acres	\$387,510
5 to 10 acres	\$1,882,750
10 to 35 acres	\$1,044,020
35 to 100 acres	\$1,115,740
100 + acres	\$36,960
<b>TOTAL VACANT LAND</b>	<b>\$8,834,980</b>

RESIDENTIAL	Assessed Value
Single Family Residences	\$48,725,800
Farm/Ranch Residences	\$7,599,090
Duplexes & Triplexes	\$748,656
Multi-units (4-8 units)	\$506,094
Multi-units (9+ units)	\$1,224,966
Condominiums	\$89,000
Manufactured Housing	\$609,030
Farm/Ranch Manufactured Housing	\$0
Manufactured Housing Land/Park	\$635,090
Residential Property Not Integral to Agricultural Operations	\$122,060
Residential Personal Property	\$16,301
<b>TOTAL RESIDENTIAL PROPERTY</b>	<b>\$60,276,087</b>

COMMERCIAL	Assessed Value
Renewable Energy	\$0
Possessory Interest	\$166,880
Merchandising	\$12,348,030
Lodging	\$3,915,620
Offices	\$2,470,470
Recreation	\$444,300
Special Purpose	\$8,698,950
Warehouse/Storage	\$6,383,730
Multi-Use (3+ uses)	\$601,480
Part. Exempt Property	\$9,770
Commercial Personal Property	\$5,239,154
<b>TOTAL COMMERCIAL PROPERTY</b>	<b>\$40,278,384</b>

Check out the Assessor's **Property Record Search** feature on the website. You can map any Moffat County property, and it is easier than ever to find recent sales and property ownership information. Need help finding information? Give us a call: (970) 824-9102

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$989,020
Industrial Personal Property		\$336,174
<b>TOTAL INDUSTRIAL PROPERTY</b>		<b>\$1,325,194</b>

AGRICULTURAL	Acres	Assessed Value
All Other Ag Improvements		\$0
Possessory Interest		\$97,987
Sprinkler\ Irrigated	20,662	\$2,412,439
Dry Land Farm	74,500	\$1,756,079
Grazing Land	848,718	\$4,138,777
Other Agricultural Lands	128,306	\$285,017
Other Agricultural Property		\$2,904,016
<b>TOTAL AGRICULTURAL PROPERTY</b>		<b>\$11,594,315</b>

NATURAL RESOURCES	Acres	Assessed Value
Coal Land & Improvments		\$7,448,662
Earth or Stone Products		\$296,887
Non Production Patented	46	\$190
Coal Improvements		\$1,824,800
Severed Mineral Interests	578,648	\$2,227,902
Natural Resources Personal Property		\$35,571,189
<b>TOTAL NATURAL RESOURCES PROPERTY</b>		<b>\$47,369,630</b>

PRODUCING MINES	Assessed Value
Producing Mines Real Property	\$0
Producing Mines Personal Property	\$0
<b>TOTAL PRODUCING MINES PROPERTY</b>	<b>\$0</b>

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$27,239,325
Oil & Gas Personal Property	\$13,816,201
<b>TOTAL OIL &amp; GAS PROPERTY</b>	<b>\$41,055,526</b>

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$35,868,720
State Assessed Personal Property	\$170,636,680
<b>TOTAL STATE ASSESSED PROPERTY</b>	<b>\$206,505,400</b>

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$88,064,542
<b>TOTAL TAX EXEMPT PROPERTY</b>	<b>\$88,064,542</b>

<https://moffatcounty.colorado.gov/government/elected-officials/county-assessor>

**2022 MILL LEVIES**

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
<b>COUNTY</b>			
Moffat County ++	23.981	417,239,516	\$10,005,821
General Fund	19.362		\$8,078,592
Temporary Tax Credit	0.000		\$0
Public Welfare	1.120		\$467,308
Public Health	0.39		\$162,723
Abatements	0.1090		\$45,479
Public Hospital Fund	3.00		\$1,251,719

CITIES AND TOWNS			
City of Craig ++	18.996	77,203,117	\$1,466,550
General Fund	16.996		\$1,312,144
Temporary Tax Credit	0.000		\$0
Capital Fund	2.000		\$154,406

Town of Dinosaur	22.085	1,206,360	\$26,642
General Fund	22.085		\$26,642

SCHOOL AND COLLEGE DISTRICTS			
Moffat Co RE1 ++	34.294	417,239,516	\$14,308,812
General Fund	22.516		\$9,394,565
Bond Redemption	6.411		\$2,674,923
Override Mill Levy	5.218		\$ 2,177,156
Abatements	0.149		\$62,169

CNCC ++	3.001	417,239,516	\$1,252,136
General Fund	3.000		\$1,251,719
Abatements	0.001		\$417

FIRE DISTRICTS			
Artesia Fire	9.233	3,550,121	\$32,779
General Fund	9.233		\$32,779
Abatement	0		\$0

Craig Rural Fire ++	3.52	277,021,393	\$975,115
General Fund	1.997		\$553,212
Abatement	0.023		\$6,371
Capital	1.500		\$415,532

The symbol ++ on this page indicates the taxing entity is affected by the diversion of tax dollars associated with the City of Craig's Urban Renewal Authority. In 2021, the City set up an Urban Renewal Authority (URA) that uses Tax Increment Financing to finance improvements made to a "blighted area" within the municipality's jurisdiction. Tax Area 14 is URA1 and Tax Area 15 URA2. For 2022 the URA's increment assessed value stands at \$0.00, diverting \$0.00 of tax revenue from nine different tax authorities into the URA fund.

**INFORMATION FOR THE TAXPAYER**  
**2022 TAXES BECOME DUE JANUARY 1, 2023**  
**FIRST HALF PAYMENT DUE BY - FEBRUARY 28, 2023**  
**SECOND HALF PAYMENT DUE BY - JUNE 15, 2023**  
 OR  
**FULL PAYMENT DUE BY APRIL 30, 2023**

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
<b>WATER DISTRICTS</b>			
Yellow Jacket ++	0.209	32,399,761	\$6,772
General Fund	0.209		\$6,772
Abatements	0		\$0

Colo River Cnsvr.++	0.501	417,239,516	\$209,037
General Fund	0.500		\$208,620
Temporary Credit	0.000		\$0
Abatements	0.001		\$417

Maybell Irrigation	410	49,570	\$20,324
General Fund	0.410		\$20,234

Upper Yampa ++	1.820	166,241,419	\$302,559
General Fund	1.049		\$174,387
Capital Fund	0.771		\$128,172

Juniper Water Conv	0.000	42,855,120	\$0
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Great Northern ++	0.000	92,478,968	\$0
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High Savery	0.000	0	\$12,276
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Pot Hook Water Conv.	4.000	2,137,083	\$8,548
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2022 TOP TEN TAX PAYERS		
Name	Assessed Value	Tax Dollars
Tri State Generation	\$103,719,400	\$6,955,035
ColoWyo\Axial Basin	\$30,824,484	\$1,909,686
Public Service Co	\$20,456,600	\$1,366,068
Wexpro	\$21,638,766	\$1,336,956
Pacific Corp	\$16,987,800	\$1,140,170
Trapper Mining, Inc	\$13,255,750	\$889,630
Rockies Express Pipe	\$13,673,000	\$844,677
Wyo Interstate Pipe	\$13,436,300	\$830,135
Salt River Project, LLC	\$8,395,200	\$563,461
Overland Pass Pipeline	\$6,396,000	\$395,162

**Total Assessed Value of County - \$417,239,516**  
**Top Ten = 60% of this Value**

**Total County Tax Dollars - All Entities \$28,627,371**  
**Top Ten = 57% of all taxes paid**

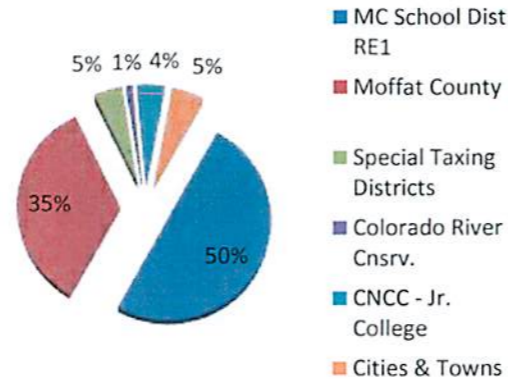
**Distribution of Total County Value by Classes of Value**

	2021	2022
State Assessed(Public Utilities)	53%	49%
Natural Resources and Oil & Gas	17%	21%
Residential & Vacant Land	17%	17%
Commercial & Industrial	10%	10%
Agricultural	3%	3%

### 2022 SOURCE OF REVENUE



### 2022 DISTRIBUTION OF REVENUE



Property Classification	2022 Assessed Valuation	Percent of Value
Residential	\$60,259,786	14.44%
Vacant Land	\$8,834,980	2.12%
Commercial	\$40,294,685	9.66%
Maybell Irrigation	\$49,570	0.01%
Natural Resources	\$47,369,630	11.35%
Agricultural	\$11,594,315	2.78%
Industrial	\$1,325,194	0.32%
Oil & Gas	\$41,055,526	9.84%
State Assessed	\$206,505,400	49.49%
<b>TOTAL</b>	<b>\$417,289,086</b>	<b>100.00%</b>

Entity	Revenue	Revenue Distribution
MC School Dist RE1	\$14,308,812	50%
Moffat County	\$10,005,821	35%
Special Taxing Districts	\$1,358,373	5%
Colorado River Cnsvr.	\$209,037	1%
CNCC - Jr. College	\$1,252,136	4%
Cities & Towns	\$1,493,192	5%
<b>TOTAL</b>	<b>\$28,627,371</b>	<b>100%</b>

**2021-2022 Reappraisal** Every odd-numbered year, the Moffat County Assessor's Office reappraises all property within the county. The 2021-2022 values are based on an analysis of market sales prior to June 30, 2020, which establishes the 2021 and 2022 property values for assessment purposes.

Next year, 2023, is a reappraisal year. All values for residential, commercial, industrial and vacant land will be revalued and will be based on an analysis of market sales prior to June 30, 2022. Notices of Value will be mailed on or before May 1, 2023. 2022's final values are used in the calculation of property taxes payable in 2023. **The mill levies and values contained within this report are used in conjunction to derive 2022 property taxes which are payable 2023.**

2022 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$225,599,398
TOTAL ASSESSED REAL PROPERTY	\$191,689,688
Less Maybell Irrigation	49,570
<b>2021 TOTAL TAXABLE ASSESSMENT:</b>	<b>\$417,239,516</b>
<b>2022 TOTAL ESTIMATED REVENUE:</b>	<b>\$28,627,371</b>

**GENERAL INFORMATION** This abstract is compiled and made available to you compliments of the Moffat County Assessor's Office. The responsibility of the Assessor is to discover, list, classify and value all property in Moffat County according to the provisions of the Colorado Revised Statutes. The goal of the Assessor is to make a fair assessment of each property in the county to ensure that the property tax burden is distributed on an equitable basis relative to the value of the property.

These values are then certified to all taxing districts by the Assessor. The levies are determined and certified by each taxing district to the Board of County Commissioners.

School tax is levied by the School Board. County tax is levied by the Board of County Commissioners. Town and City taxes are levied by the respective towns and cities. Fire Protection, Water and other districts are levied by the respective district's board of directors. These districts present their levies to the Board of County Commissioners, who certify them and deliver the certified levies to the Assessor. The levies are then extended to the properties and delivered to the Treasurer in the Tax Warrant. All property tax is collected locally and used to fund the services provided by each taxing entity.

**THE ASSESSOR DOES NOT SET PROPERTY TAXES. THE TAXES ARE COMPUTED BASED UPON THE LEVIES SET BY THE TAXING DISTRICTS.** If you have questions about tax rates please contact the specific taxing entities to communicate your concerns. The Assessor's office is available to help the taxpayer understand the property valuation and tax system. If you should have any questions regarding the value of your property or the valuation process, the Assessor's Office is here to assist and serve you.

Tax Area	Total Levy
1	*61.777 (CountyWide)
2	65.297
3	61.777
4	65.297
5	61.777
6	65.297
7	67.117
8	84.293
9	84.293
10	61.986
11	65.777
12	71.01
13	93.095

\*County 23.981 School 34.294  
College 3.001 CRW .501 = **61.777**

Tax Area Maps and Levy Table are available on our web-site.

## ABSTRACT OF ASSESSMENTS AND LEVIES ~2022~

### MOFFAT COUNTY COLORADO



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MOFFAT COUNTY ASSESSOR

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