

C P E C

EXECUTIVE REPORT

May 31, 2000

ASSESSSED VALUATION AND PROPERTY TAX CHANGES, 1998 and 1999

Property tax revenue increased by 9.28% between 1998 and 1999, the largest percent increase over the last ten years. Assessed valuations increased over 16% and actual valuation over 17% from 1998 to 1999. However, when comparing these two values over the last ten years there is a large difference in rates of increases between the assessed value and actual values. From 1989 to 1999 there has been a 60% increase in assessed valuations while actual values expanded 116%.

In 1997 and 1998 the residential assessment rate was 9.74% based on the assessment ratio analysis conducted by the Division of Property Taxation. The Gallagher amendment requires maintaining a 45 to 55 percent ratio between residential and non-residential revenue levels. Factors involved with this requirement dictate how the residential assessment rate will be adjusted. This 9.74% rate will also be incorporated for 1999 and 2000 assessments. Non residential rates are constitutionally set at 29%.

Out of the nine different property classes, all but oil and gas had increases between 1998 and 1999. Vacant land had the largest percent change between 1998 and 1999 at 27% followed by commercial at 21%. It is interesting to note that residential assessed values have had the highest values over all the other property classes but only had a 17% increase in assessed values between 1998 and 1999 due to Gallagher restrictions.

Out of 63 counties, twelve exceeded \$1 billion in total assessments in 1998 and 1999. Fifty Six of the counties had increases in total valuations, six counties had declines and one county remained the same. Table 1a shows the five counties that had the largest percent increase in total assessments and Table 1b shows the top five counties that had the largest dollar increases in total assessments. Finally, Table 1c shows the five counties with the largest declines.

Table 1a-Five Counties with the Largest Percent Change in Total Assessments (In Thousands)

County	1998	1999	Percent Change	Dollar Change
Crowley	\$ 14,335	\$ 22,868	59.52%	\$ 8,533
Park	\$ 184,654	\$ 239,603	29.76%	\$ 54,949
Summit	\$ 714,602	\$ 901,662	26.18%	\$ 187,060
Douglas	\$ 1,552,475	\$ 1,955,355	25.95%	\$ 402,879
Archuleta	\$ 119,544	\$ 149,999	25.48%	\$ 30,455

Table 1b-Five Counties with the Largest Dollar Value Increase in Total Assessments (In Thousands)

County	1998	1999	Percent Change	Dollar Change
Denver	\$5,141,186	\$6,339,649	23.31%	\$1,198,463
Arapahoe	\$4,299,478	\$5,339,974	24.20%	\$1,040,497
Jefferson	\$4,301,279	\$4,833,114	12.36%	\$531,835
Boulder	\$3,239,865	\$3,766,066	16.24%	\$526,201
El Paso	\$3,701,208	\$4,143,990	11.96%	\$442,781

Table 1c-Five Counties with the Largest Percent Decreases in Total Assessments (In Thousands)

County	1998	1999	Percent Change	Dollar Change
Kiowa	\$ 32,237	\$ 25,127	-22.05%	\$ (7,110)
Rio Blanco	\$ 273,016	\$ 221,739	-18.78%	\$ (51,277)
Cheyenne	\$ 101,519	\$ 88,358	-12.96%	\$ (13,161)
Baca	\$ 55,866	\$ 53,602	-4.05%	\$ (2,264)
Washington	\$ 69,487	\$ 68,223	-1.82%	\$ (1,264)

Residential tax assessments equaled \$21.6 billion in 1999, about a \$3.1 billion increase from 1998. Commercial tax assessments equated to \$13.7 billion, \$2.3 billion more than assessed in 1998. There was \$25 billion assessed for the eight non-residential property classes, an increase of \$3.3 billion. The state's actual values have increased at an alarming rate over the last ten years however, assessed values have remained at a 45 to 55 percent ratio between residential and non-residential to comply with the Gallagher requirements.

TAXPAYER REPORT

Vol. XLVI, No. 2
May 31, 2000

ASSESSED VALUATION AND PROPERTY TAX CHANGES, 1998 and 1999

Introduction

Property values as well as assessed valuations and tax revenues continued their momentum in 1999 as seen in previous years. Based on the data obtained from the Division of Property Taxation, property tax revenue increased by 9.28% between 1998 and 1999, the largest percent increase in the last ten years. Assessed valuation increased over 16% and actual valuation increased over 17% for that same time period. This report includes information gathered during a review of the 1999 Division of Property Taxation's twenty-ninth annual report and research activities conducted to determine the property tax changes that occurred during 1999. Local county assessors reassess Colorado's real and personal property every two years. Additionally, the residential assessment rates are adjusted as required by the Gallagher Amendment, a legislative mandate that was attached to House Resolution 1005 in 1982. In 1997 and 1998, the residential assessment rate was 9.74%. This rate was not adjusted based on the Division's assessment's ratio analysis and thus remains at 9.74% for years 1999 and 2000. Non-residential assessment rates are set constitutionally at a rate of 29%.

Review of State's Assessed and Actual Valuations

Table A shows the assessed and actual values for all Colorado property over the last ten years. There has been a 60% increase in assessed valuations from 1989 to 1999 while actual value increased 116%, illustrating the large difference in rates of increases between the assessed value and actual values. This is a result of the mechanisms of Gallagher and the requirement that the ratio between residential assessments and non-residential is maintained at 45 to 55 percent respectfully.

Non-residential assessments have increased drastically in relation to actual property values. For example, in Douglas County the actual values and assessment values were compared in 1998 and 1999 of two commercial properties. Neither of these properties had any improvements between the years analyzed. In 1998 the actual value was \$67.59 per square foot for one retail center. The following year this increased by 52% to \$103.00 per square foot. An office space property in this example in 1998 had an actual value of \$66.08 per square foot and \$79.37 in 1999, a 20% increase.¹ A representative from the county assessor's office noted that these

were typical properties for the county. Douglas was one of the counties with the highest percent increases in total property tax revenues generated in 1999.

Residential Assessment Values in Relation to Total Assessed Values

The statewide ratio, as mentioned earlier, remains at 45% residential and 55% non-residential. But, when comparing residential assessed values to total assessed values on a county level, only 3.47% of Cheyenne County's total assessments came from residential assessments and 96.53% was derived from non-residential. While 63% of Elbert County's total assessed value is attributable to residential assessments. This is illustrated in the table on page four.

Breakdown of Local Government's Distribution of Revenue

Table B is comprised of property tax revenue received by different governmental units at the local level. Over the last ten years, there has been a 56% increase in total property tax revenue received by local governments. The largest portion of this locally received tax revenue, almost \$2 billion, was distributed to the K-12 schools in 1999. Junior colleges received the smallest amount, just over \$31 million. The pie chart on page three shows the distribution percentages of property tax revenue for the various governmental units at the local level. Special Districts received the largest percent increase (15.84%) in property tax revenues at almost \$477 million.

Property Class Changes

Table 1 shows the total assessed valuations for the nine different property classes for 1998 and 1999. The bar chart on page three shows that residential assessed values have had the highest values over all the other property classes. However, when comparing the rate of increase in residential to commercial classes, commercial assessments increased 3% more than residential. The largest percent change between 1998 and 1999 was seen in the vacant land category at 26% followed by the commercial class with an increase of 21%. The oil and gas property class was the only class with a decrease in the last four years, with a reduction of \$198 million or 13%. Residential property

¹John Strob, Douglas County Senior Commercial Appraiser, CPEC Compilation

SUMMARY TABLE A
 COLORADO ASSESSED AND ACTUAL VALUE AND PROPERTY TAX PERCENTAGE CHANGES 1989 TO 1999
 In Thousands

Tax Year	Assessed Valuation	Actual Valuation	Residential Percentage	Total Property Tax Receipts	K-12 School Prop. Tax Receipts	All Other Property Tax Receipts
1989	\$29,131,942	\$141,342,044	62.48%	\$2,231,532	\$1,297,412	\$934,120
1990	\$29,082,012	\$141,421,551	63.14%	\$2,251,797	\$1,292,802	\$958,995
1991	\$28,285,336	\$140,967,253	63.75%	\$2,341,834	\$1,331,418	\$1,010,416
1992	\$28,490,630	\$142,906,292	64.69%	\$2,407,175	\$1,373,621	\$1,033,554
1993	\$28,820,035	\$155,096,762	67.05%	\$2,421,892	\$1,372,244	\$1,049,648
1994	\$29,831,047	\$160,946,795	67.50%	\$2,512,514	\$1,427,720	\$1,084,794
1995	\$32,469,923	\$203,663,213	71.83%	\$2,668,245	\$1,502,911	\$1,165,334
1996	\$33,606,776	\$211,793,476	71.96%	\$2,784,767	\$1,570,704	\$1,214,063
1997	\$38,536,665	\$250,804,290	72.35%	\$3,032,963	\$1,701,540	\$1,331,423
1998	\$40,165,596	\$261,127,928	72.55%	\$3,194,557	\$1,802,695	\$1,391,862
1999	\$46,711,921	\$306,002,932	72.58%	\$3,490,900	\$1,947,044	\$1,543,856
Annual Percentage Change						
1990	-0.17%	0.06%		0.91%	-0.36%	2.66%
1991	-2.74%	-0.32%		4.00%	2.99%	5.36%
1992	0.73%	1.38%		2.79%	3.17%	2.29%
1993	1.16%	8.53%		0.61%	-0.10%	1.56%
1994	3.51%	3.77%		3.74%	4.04%	3.35%
1995	8.85%	26.54%		6.20%	5.27%	7.42%
1996	3.50%	3.99%		4.37%	4.51%	4.18%
1997	14.67%	18.42%		8.91%	8.33%	9.67%
1998	4.23%	4.12%		5.33%	5.94%	4.54%
1999	16.30%	17.19%		9.28%	8.01%	10.92%
1989-1994	2%	14%		13%	10%	16%
1995-1999	44%	50%		31%	30%	32%
1989-1999	60%	116%		56%	50%	65%

SUMMARY TABLE B
 PROPERTY TAX REVENUE TO COLORADO LOCAL GOVERNMENTS - 1989 TO 1999

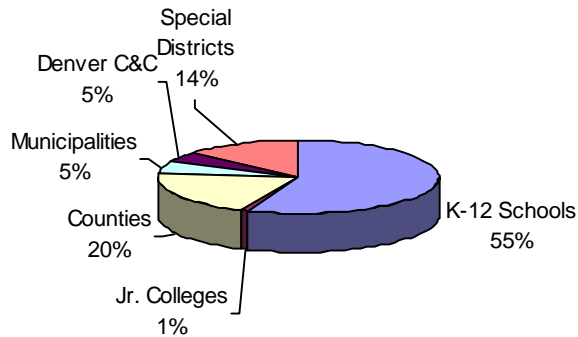
Tax Year	K-12 Schools	Jr. Colleges	Counties	Cities	Denver City & County	Special Districts	Total	Total Per Capita
1989	\$1,297,412,880	\$21,650,775	\$438,014,654	\$113,671,407	\$113,859,203	\$246,923,366	\$2,231,532,285	\$679
1990	\$1,292,802,742	\$22,924,378	\$458,049,805	\$117,959,038	\$102,171,041	\$257,890,171	\$2,251,797,175	\$682
1991	\$1,331,418,579	\$23,667,014	\$473,926,726	\$116,966,104	\$124,500,835	\$271,355,448	\$2,341,834,706	\$695
1992	\$1,373,621,260	\$23,965,857	\$475,434,242	\$117,734,500	\$140,834,865	\$275,584,440	\$2,407,175,164	\$695
1993	\$1,372,244,829	\$24,321,147	\$482,184,914	\$116,500,449	\$139,744,262	\$286,896,539	\$2,421,892,140	\$680
1994	\$1,427,720,644	\$25,745,652	\$500,871,516	\$119,910,714	\$139,771,826	\$298,484,785	\$2,512,505,137	\$687
1995	\$1,502,911,790	\$27,558,452	\$536,369,179	\$129,604,653	\$142,959,579	\$328,841,592	\$2,668,245,245	\$713
1996	\$1,570,704,820	\$27,080,431	\$560,248,408	\$135,273,393	\$146,645,096	\$344,815,185	\$2,784,767,333	\$730
1997	\$1,701,540,305	\$31,347,691	\$606,895,454	\$151,862,139	\$156,300,895	\$385,009,409	\$3,032,955,893	\$779
1998	\$1,802,695,143	\$30,393,831	\$636,597,698	\$156,867,917	\$156,924,819	\$411,592,400	\$3,195,071,808	\$821
1999	\$1,947,044,020	\$31,411,052	\$698,617,836	\$179,396,810	\$157,633,114	\$476,797,783	\$3,490,900,615	\$866
Annual Percentage Change								
1990	-0.36%	5.88%	4.57%	3.77%	-10.27%	4.44%	0.91%	0.44%
1991	2.99%	3.24%	3.47%	-0.84%	21.86%	5.22%	4.00%	1.91%
1992	3.17%	1.26%	0.32%	0.66%	13.12%	1.56%	2.79%	0.00%
1993	-0.10%	1.48%	1.42%	-1.05%	-0.77%	4.10%	0.61%	-2.16%
1994	4.04%	5.86%	3.88%	2.93%	0.02%	4.04%	3.74%	1.03%
1995	5.27%	7.04%	7.09%	8.08%	2.28%	10.17%	6.20%	3.78%
1996	4.51%	-1.73%	4.45%	4.37%	2.58%	4.86%	4.37%	2.38%
1997	8.33%	15.76%	8.33%	12.26%	6.58%	11.66%	8.91%	6.71%
1998	5.94%	-3.04%	4.89%	3.30%	0.40%	6.90%	5.35%	5.37%
1999	8.01%	3.35%	9.74%	14.36%	0.45%	15.84%	9.26%	5.51%

TABLE 1
COLORADO ASSESSED VALUATION BY PROPERTY CLASS 1998 AND 1999
 (Thousands of Dollars)

Class	1998	1999	Dollar Change	Percent Change	% Of Total 1998	% of Total 1999
Residential	\$18,452,519	\$21,633,354	\$3,180,835	17%	46%	46%
Commercial	\$11,315,994	\$13,702,135	\$2,386,141	21%	28%	29%
Industrial	\$2,310,477	\$2,473,932	\$163,455	7%	6%	5%
Agricultural	\$752,289	\$814,017	\$61,728	8%	2%	2%
Natural Resources	\$235,184	\$251,683	\$16,499	7%	1%	1%
Producing Mines	\$97,509	\$99,592	\$2,084	2%	0%	0%
Oil and Gas	\$1,576,821	\$1,378,700	(\$198,121)	-13%	4%	3%
Vacant Land	\$2,547,296	\$3,220,018	\$672,722	26%	6%	7%
State Assessed	\$2,877,509	\$3,138,491	\$260,983	9%	7%	7%
Total	\$40,165,596	\$46,711,921	\$6,546,325	16%	100%	100%

Source: Summary Table Aand B - Colorado Division of Property Taxation Annual Reports CPEC compilation 4/00
 Table 1 - Colorado Division of Property Taxation Twenty-Ninth Annual Report

Distribution of Local Government Property Tax Revenues



attributable to new construction of which new residential accounted for \$641 thousand.

County Reviews

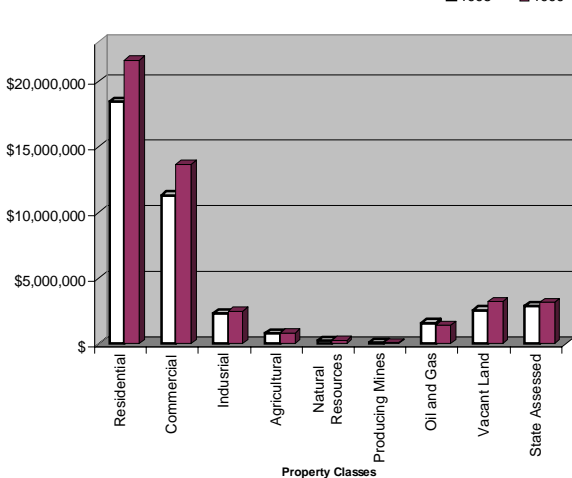
Out of 63 counties, twelve exceeded \$1 billion in total assessments in 1998 and 1999. 56 of the counties had increases in total valuations, six counties had declines and one County, Sedgwick, remained the same. The average increase per county was 12%. The largest percent gain was Crowley County with an increase of over \$8.5 million which equated to almost a 60% increase between 1998 and 1999. Crowley's total assessments dropped about 5% between 1996 and 1997. Warren Davis, the Crowley County Assessor noted that this large increase was mostly a result of a new, commercial, private prison locating to the county. Davis estimated that 38% of the county's tax revenue was derived from the prison.² Denver had the highest dollar change with an additional \$1.1 billion in total assessments, a 23% increase. The state's total gain in assessments was \$6 billion or 16%.

Kiowa County had the largest percent decrease in assessments at -22% or a reduction of \$7 million. \$51 million equated to a 19% drop in Rio Blanco's assessments. Renae Neilson, Rio Blanco's County Assessor, indicated the decrease was due to a slowdown in oil prices and production. She noted that Rio Blanco relies heavily on natural resources, with over 70% of the tax revenue generated from the oil and gas industry.³

Most of the counties with the largest percent gains in total assessments had increases in residential assessments greater than 25%. Four of the top five counties with the largest percent increases in total assessments rely on the majority of their property tax revenues from residential assessments. Douglas County's large expansion is attributable to exploding residential and commercial markets. This county's residential assessments increased 22% and are accountable for 58% of the county's total assessments. Park County also had a significant increase in residential assessments at 53% while non-residential assessments rose 38% in the county. This is a result of resort employees locating to Park County

had a 17% increase or \$3.1 billion from 1998 to 1999 in assessed values while non-residential had a 15% increase, at \$25 billion. There was \$1.4 million of assessed values in 1999

Assessed Values By Property Class
 In Thousands



² Warren Davis, Crowley County Assessor

³ Renae Neilson, Rio Blanco County Assessor

Table 2
 Colorado Assessed Valuations By Property Class and County 1998 and 1999
 Residential (Thousands of Dollars) Commercial

County	Residential			Commercial						
	1998	1999	% Chg.	1998 % Cty. value	1999 % Cty. value	1998	1999	% Chg.	1998 % Cty. Value	1999 % Cty. Value
Adams	\$1,003,074	\$1,181,600	17.80%	45.50%	46.28%	\$684,712	\$815,921	19.16%	31.06%	31.96%
Alamosa	\$26,214	\$29,716	13.36%	32.25%	33.75%	\$24,552	\$25,799	5.08%	30.20%	29.30%
Arapahoe	\$2,171,015	\$2,498,090	15.07%	50.49%	46.78%	\$1,723,084	\$2,338,104	35.69%	40.08%	43.78%
Archuleta	\$49,298	\$64,631	31.10%	41.24%	43.09%	\$19,604	\$25,841	31.81%	16.40%	17.23%
Baca	\$5,105	\$5,498	7.70%	9.14%	10.26%	\$3,667	\$3,713	1.25%	6.56%	6.93%
Bent	\$5,722	\$6,615	15.60%	14.42%	13.35%	\$4,696	\$8,922	89.98%	11.84%	18.01%
Boulder	\$1,693,346	\$1,941,993	14.68%	52.27%	51.57%	\$920,527	\$1,084,114	17.77%	28.41%	28.79%
Chaffee	\$74,056	\$83,173	12.31%	45.52%	45.08%	\$40,589	\$46,531	14.64%	24.95%	25.22%
Cheyenne	\$2,945	\$3,066	4.11%	2.90%	3.47%	\$3,202	\$3,184	-0.56%	3.15%	3.60%
Clear Creek	\$59,112	\$64,681	9.42%	35.12%	34.35%	\$15,013	\$18,168	21.02%	8.92%	9.65%
Conejos	\$10,887	\$14,109	29.59%	35.23%	39.83%	\$2,745	\$3,052	11.18%	8.88%	8.62%
Costilla	\$5,044	\$5,839	15.76%	8.40%	9.51%	\$1,909	\$1,885	-1.28%	3.18%	3.07%
Crowley	\$3,964	\$5,018	26.58%	27.65%	21.94%	\$908	\$9,971	997.89%	6.34%	43.60%
Custer	\$17,688	\$22,249	25.78%	40.48%	43.55%	\$3,938	\$4,193	6.47%	9.01%	8.21%
Delta	\$69,215	\$78,895	13.98%	52.57%	51.71%	\$19,826	\$23,384	17.95%	15.06%	15.33%
Denver	\$2,075,000	\$2,583,034	24.48%	40.36%	40.74%	\$2,298,458	\$2,882,260	25.40%	44.71%	45.46%
Dolores	\$5,722	\$6,280	9.75%	21.08%	22.04%	\$2,659	\$2,867	7.82%	9.80%	10.06%
Douglas	\$921,982	\$1,128,897	22.44%	59.39%	57.73%	\$372,977	\$502,243	34.66%	24.02%	25.69%
Eagle	\$710,186	\$873,868	23.05%	53.25%	54.39%	\$355,315	\$395,117	11.20%	26.64%	24.59%
El Paso	\$1,801,466	\$2,058,039	14.24%	48.67%	49.66%	\$1,138,224	\$1,254,744	10.24%	30.75%	30.28%
Elbert	\$86,101	\$100,961	17.26%	63.41%	63.16%	\$7,099	\$10,721	51.03%	5.23%	6.71%
Fremont	\$105,908	\$119,148	12.50%	50.53%	51.14%	\$36,935	\$41,080	11.22%	17.62%	17.63%
Garfield	\$187,673	\$214,999	14.56%	37.98%	37.48%	\$102,046	\$121,120	18.69%	20.65%	21.11%
Gilpin	\$23,509	\$28,921	23.02%	13.85%	15.14%	\$97,546	\$95,043	-2.57%	57.48%	49.77%
Grand	\$118,120	\$151,023	27.86%	41.16%	42.95%	\$41,461	\$48,955	18.07%	14.45%	13.92%
Gunnison	\$101,541	\$117,376	15.59%	37.41%	38.49%	\$57,850	\$62,779	8.52%	21.31%	20.59%
Hinsdale	\$10,779	\$13,606	26.23%	41.23%	44.35%	\$5,817	\$6,158	5.86%	22.25%	20.07%
Huerfano	\$20,686	\$24,543	18.65%	23.43%	26.38%	\$16,318	\$17,393	6.59%	18.48%	18.69%
Jackson	\$4,943	\$5,257	6.35%	23.06%	24.82%	\$2,261	\$2,445	8.17%	10.55%	11.55%
Jefferson	\$2,529,630	\$2,872,623	13.56%	58.81%	59.44%	\$1,024,860	\$1,168,103	13.98%	23.83%	24.17%
Kiowa	\$1,700	\$1,765	3.79%	5.27%	7.02%	\$1,087	\$1,066	-1.93%	3.37%	4.24%
Kit Carson	\$13,352	\$15,983	19.70%	18.32%	18.12%	\$11,357	\$21,391	88.35%	15.59%	24.26%
La Plata	\$232,051	\$251,143	8.23%	20.51%	21.59%	\$159,513	\$186,384	16.85%	14.10%	16.02%
Lake	\$21,232	\$25,750	21.28%	37.94%	39.13%	\$6,580	\$8,832	34.22%	11.76%	13.42%
Larimer	\$1,049,334	\$1,222,669	16.52%	52.62%	52.13%	\$514,090	\$604,764	17.64%	25.78%	25.78%
Las Animas	\$28,238	\$32,619	15.51%	24.56%	22.92%	\$13,200	\$19,550	48.11%	11.48%	13.74%
Lincoln	\$7,349	\$8,746	19.01%	16.42%	17.93%	\$8,175	\$9,446	15.56%	18.26%	19.37%
Logan	\$46,857	\$52,386	11.80%	34.19%	35.84%	\$25,709	\$29,842	16.08%	18.76%	20.42%
Mesa	\$362,114	\$410,370	13.33%	53.35%	53.52%	\$165,039	\$192,184	16.45%	24.32%	25.06%
Mineral	\$6,450	\$7,264	12.61%	40.26%	41.07%	\$2,785	\$2,881	3.44%	17.39%	16.29%
Moffat	\$25,028	\$29,510	17.91%	7.78%	9.13%	\$13,968	\$16,160	15.69%	4.34%	5.00%
Montezuma	\$60,412	\$67,917	12.42%	28.38%	28.76%	\$38,035	\$46,616	22.56%	17.87%	19.74%
Montrose	\$91,923	\$105,081	14.31%	40.88%	40.83%	\$54,398	\$62,773	15.40%	24.19%	24.39%
Morgan	\$57,918	\$64,162	10.78%	20.18%	21.08%	\$33,122	\$37,299	12.61%	11.54%	12.25%
Otero	\$31,296	\$36,979	18.16%	37.80%	39.11%	\$17,573	\$20,073	14.23%	21.22%	21.23%
Ouray	\$32,134	\$37,644	17.15%	39.20%	40.23%	\$12,305	\$13,203	7.30%	15.01%	14.11%
Park	\$97,066	\$118,425	22.00%	52.57%	49.43%	\$9,818	\$11,202	14.10%	5.32%	4.68%
Phillips	\$8,647	\$10,091	16.70%	22.16%	24.62%	\$7,500	\$7,930	5.73%	19.22%	19.35%
Pitkin	\$656,018	\$812,229	23.81%	59.24%	59.01%	\$268,995	\$325,212	20.90%	24.29%	23.63%
Prowers	\$17,575	\$20,346	15.77%	23.42%	23.11%	\$13,974	\$16,396	17.33%	18.62%	18.62%
Pueblo	\$342,813	\$389,616	13.65%	42.48%	43.46%	\$199,433	\$215,845	8.23%	24.71%	24.08%
Rio Blanco	\$15,529	\$16,970	9.28%	5.69%	7.65%	\$9,890	\$10,206	3.20%	3.62%	4.60%
Rio Grande	\$27,624	\$33,433	21.03%	30.72%	32.56%	\$28,774	\$32,929	14.44%	32.00%	32.07%
Routt	\$171,628	\$205,664	19.83%	40.89%	40.83%	\$81,721	\$102,971	26.00%	19.47%	20.44%
Saguache	\$7,887	\$8,648	9.65%	19.70%	20.75%	\$4,072	\$4,238	4.07%	10.17%	10.17%
San Juan	\$5,218	\$6,001	15.01%	27.36%	26.28%	\$4,848	\$5,734	18.29%	25.42%	25.11%
San Miguel	\$135,728	\$148,138	9.14%	41.14%	43.40%	\$54,861	\$64,773	18.07%	16.63%	18.97%
Sedgwick	\$3,771	\$4,176	10.75%	12.62%	13.98%	\$2,389	\$2,600	8.85%	8.00%	8.71%
Summit	\$384,977	\$496,117	28.87%	53.87%	55.02%	\$196,363	\$234,288	19.31%	27.48%	25.98%
Teller	\$100,678	\$118,734	17.93%	40.61%	43.04%	\$61,203	\$66,922	9.34%	24.69%	24.26%
Washington	\$6,999	\$8,481	21.17%	10.07%	12.43%	\$3,186	\$3,375	5.92%	4.58%	4.95%
Weld	\$486,987	\$544,498	11.81%	31.06%	33.35%	\$252,022	\$289,357	14.81%	16.07%	17.72%
Yuma	\$16,056	\$18,055	12.45%	10.90%	11.37%	\$11,215	\$11,884	5.96%	7.61%	7.48%
Totals	\$18,452,519	\$21,633,354	17.24%	45.94%	46.31%	\$11,315,994	\$13,702,135	21.09%	28.17%	29.33%

Table 3
 Colorado Assessed Valuations By Property Class and County 1998 and 1999

County	Industrial			(Thousands of Dollars)		Agricultural			1998 %	1999 %
	1998	1999	% Chg.	1998 %	1999 %	1998	1999	% Chg.		
	Cty. value	Cty. value	Cty. value	Cty. value	Cty. Value	Cty. Value				
Adams	\$153,635	\$157,002	2.14%	6.97%	6.15%	\$23,043	\$24,151	4.81%	1.05%	0.95%
Alamosa	\$425	\$440	3.39%	0.52%	0.50%	\$12,686	\$12,851	1.31%	15.61%	14.59%
Arapahoe	\$76,570	\$75,493	-1.43%	1.78%	1.41%	\$7,417	\$7,848	5.81%	0.17%	0.15%
Archuleta	\$1,110	\$1,172	5.28%	0.93%	0.78%	\$3,586	\$3,661	2.10%	3.00%	2.44%
Baca	\$69	\$65	-5.69%	0.12%	0.12%	\$16,190	\$17,006	5.04%	28.98%	31.73%
Bent	\$278	\$270	-2.91%	0.70%	0.54%	\$13,727	\$17,867	30.16%	34.60%	36.07%
Boulder	\$372,518	\$422,530	11.84%	11.50%	11.22%	\$8,127	\$8,424	3.65%	0.25%	0.22%
Chaffee	\$3,450	\$4,031	14.41%	2.12%	2.18%	\$2,863	\$3,773	31.80%	1.76%	2.04%
Cheyenne	\$1,830	\$1,778	-2.91%	1.80%	2.01%	\$16,510	\$17,534	6.20%	16.26%	19.84%
Clear Creek	\$283	\$288	1.85%	0.17%	0.15%	\$85	\$88	3.07%	0.05%	0.05%
Conejos	\$755	\$740	-2.12%	2.44%	2.09%	\$7,783	\$7,840	0.74%	25.19%	22.13%
Costilla	\$1,285	\$976	-31.67%	2.14%	1.59%	\$6,542	\$6,574	0.49%	10.90%	10.71%
Crowley	\$26	\$17	-52.19%	0.18%	0.07%	\$3,848	\$4,091	6.32%	26.84%	17.89%
Custer	\$153	\$159	4.32%	0.35%	0.31%	\$3,488	\$4,404	26.26%	7.98%	8.62%
Delta	\$1,020	\$1,335	23.57%	0.77%	0.87%	\$10,384	\$10,800	4.00%	7.89%	7.08%
Denver	\$183,249	\$206,281	11.17%	3.56%	3.25%	\$75	\$483	543.65%	0.00%	0.01%
Dolores	\$86	\$355	75.90%	0.32%	1.25%	\$3,118	\$3,087	-0.99%	11.49%	10.83%
Douglas	\$29,595	\$31,596	6.33%	1.91%	1.62%	\$8,463	\$8,893	5.08%	0.55%	0.45%
Eagle	\$11,304	\$10,898	-3.72%	0.85%	0.68%	\$2,644	\$2,933	10.91%	0.20%	0.18%
El Paso	\$347,630	\$357,212	2.68%	9.39%	8.62%	\$9,709	\$9,440	-2.77%	0.26%	0.23%
Elbert	\$794	\$949	16.35%	0.58%	0.59%	\$14,160	\$14,395	1.66%	10.43%	9.00%
Fremont	\$13,124	\$14,045	6.56%	6.26%	6.03%	\$4,110	\$4,411	7.32%	1.96%	1.89%
Garfield	\$2,727	\$2,773	1.66%	0.55%	0.48%	\$8,401	\$9,023	7.40%	1.70%	1.57%
Gilpin	\$110	\$121	8.42%	0.07%	0.06%	\$132	\$127	-3.73%	0.08%	0.07%
Grand	\$41,142	\$38,573	-6.66%	14.33%	10.97%	\$3,588	\$3,882	8.21%	1.25%	1.10%
Gunnison	\$907	\$1,083	16.20%	0.33%	0.36%	\$5,295	\$5,478	3.46%	1.95%	1.80%
Hinsdale	\$99	\$92	-7.97%	0.38%	0.30%	\$274	\$371	35.66%	1.05%	1.21%
Huerfano	\$350	\$326	-7.31%	0.40%	0.35%	\$5,592	\$5,455	-2.45%	6.33%	5.86%
Jackson	\$1,506	\$1,457	-3.40%	7.03%	6.88%	\$6,863	\$7,066	2.96%	32.02%	33.37%
Jefferson	\$391,973	\$381,031	-2.87%	9.11%	7.88%	\$6,366	\$6,311	-0.87%	0.15%	0.13%
Kiowa	\$	\$		0.00%	0.00%	\$14,089	\$14,020	-0.49%	43.70%	55.80%
Kit Carson	\$420	\$481	12.75%	0.58%	0.55%	\$33,563	\$36,952	10.09%	46.06%	41.90%
La Plata	\$31,215	\$30,677	-1.75%	2.76%	2.64%	\$10,435	\$11,557	10.76%	0.92%	0.99%
Lake	\$141	\$257	44.90%	0.25%	0.39%	\$254	\$182	-28.60%	0.45%	0.28%
Larimer	\$234,065	\$292,474	19.97%	11.74%	12.47%	\$18,877	\$20,017	6.04%	0.95%	0.85%
Las Animas	\$143	\$174	18.00%	0.12%	0.12%	\$12,425	\$12,830	3.26%	10.80%	9.02%
Lincoln	\$127	\$148	14.30%	0.28%	0.30%	\$16,067	\$17,477	8.78%	35.90%	35.84%
Logan	\$4,825	\$3,545	-36.10%	3.52%	2.43%	\$28,667	\$29,651	3.43%	20.92%	20.29%
Mesa	\$30,296	\$31,898	5.02%	4.46%	4.16%	\$18,250	\$18,250	0.00%	2.69%	2.38%
Mineral	\$108	\$104	-4.52%	0.68%	0.59%	\$715	\$742	3.74%	4.46%	4.19%
Moffat	\$707	\$768	7.90%	0.22%	0.24%	\$6,752	\$7,184	6.41%	2.10%	2.22%
Montezuma	\$3,827	\$5,022	23.79%	1.80%	2.13%	\$8,213	\$9,668	17.71%	3.86%	4.09%
Montrose	\$12,371	\$14,764	16.21%	5.50%	5.74%	\$14,135	\$16,000	13.20%	6.29%	6.22%
Morgan	\$45,901	\$53,412	14.06%	15.99%	17.55%	\$26,929	\$30,168	12.03%	9.38%	9.91%
Otero	\$2,655	\$3,295	19.43%	3.21%	3.49%	\$13,874	\$15,826	14.07%	16.76%	16.74%
Ouray	\$231	\$124	-86.93%	0.28%	0.13%	\$2,303	\$2,534	10.03%	2.81%	2.71%
Park	\$263	\$263	0.01%	0.14%	0.11%	\$2,547	\$2,798	9.86%	1.38%	1.17%
Phillips	\$229	\$228	-0.70%	0.59%	0.56%	\$19,791	\$19,799	0.04%	50.72%	48.30%
Pitkin	\$440	\$508	13.32%	0.04%	0.04%	\$2,016	\$2,147	6.54%	0.18%	0.16%
Prowers	\$1,956	\$1,994	1.92%	2.61%	2.27%	\$26,164	\$33,521	28.12%	34.87%	38.08%
Pueblo	\$115,856	\$123,409	6.12%	14.36%	13.77%	\$9,653	\$9,074	-5.99%	1.20%	1.01%
Rio Blanco	\$7,957	\$9,086	12.43%	2.91%	4.10%	\$5,162	\$5,259	1.89%	1.89%	2.37%
Rio Grande	\$2,517	\$2,316	-8.67%	2.80%	2.26%	\$14,767	\$15,360	4.01%	16.42%	14.96%
Routt	\$1,984	\$2,351	15.61%	0.47%	0.47%	\$10,998	\$11,782	7.13%	2.62%	2.34%
Saguache	\$402	\$475	15.40%	1.00%	1.14%	\$12,049	\$12,632	4.83%	30.10%	30.31%
San Juan	\$369	\$329	-12.32%	1.94%	1.44%	\$1	\$1	-8.62%	0.00%	0.00%
San Miguel	\$2,841	\$2,741	-3.67%	0.86%	0.80%	\$3,119	\$3,669	17.63%	0.95%	1.07%
Sedgwick	\$350	\$296	-18.52%	1.17%	0.99%	\$15,703	\$15,329	-2.38%	52.57%	51.32%
Summit	\$7,727	\$7,407	-4.32%	1.08%	0.82%	\$642	\$648	0.98%	0.09%	0.07%
Teller	\$1,551	\$1,999	22.41%	0.63%	0.72%	\$980	\$729	-25.63%	0.40%	0.26%
Washington	\$191	\$199	4.37%	0.27%	0.29%	\$31,794	\$34,367	8.09%	45.76%	50.37%
Weld	\$160,614	\$169,910	5.47%	10.24%	10.41%	\$99,001	\$107,843	8.93%	6.31%	6.60%
Yuma	\$195	\$191	-2.19%	0.13%	0.12%	\$57,288	\$67,737	18.24%	38.89%	42.66%
Totals	\$2,310,477	\$2,473,932	6.61%	5.75%	5.30%	\$752,289	\$814,017	8.21%	1.87%	1.74%

Table 4
Colorado Assessed Valuations By Property Class and County 1998 and 1999

County	Natural Resources			(Thousands of Dollars)		Producing Mines				
	1998	1999	% Chg.	1998 %	1999 %	1998	1999	% Chg.	1998 %	1999%
	Cty. value	Cty. value				Cty Value	Cty Value			
Adams	\$4,427	\$4,879	10.22%	0.20%	0.19%	\$	\$		0.00%	0.00%
Alamosa	\$124	\$139	12.25%	0.15%	0.16%	\$	\$		0.00%	0.00%
Arapahoe	\$1,020	\$695	-31.90%	0.02%	0.01%	\$	\$		0.00%	0.00%
Archuleta	\$220	\$391	77.23%	0.18%	0.26%	\$	\$		0.00%	0.00%
Baca	\$1,270	\$1,297	2.11%	2.27%	2.42%	\$	\$		0.00%	0.00%
Bent	\$697	\$698	0.19%	1.76%	1.41%	\$	\$		0.00%	0.00%
Boulder	\$1,905	\$2,776	45.68%	0.06%	0.07%	\$163	\$130	-20.17%	0.01%	0.00%
Chaffee	\$1,578	\$2,010	27.37%	0.97%	1.09%	\$	\$		0.00%	0.00%
Cheyenne	\$1,678	\$1,486	-11.43%	1.65%	1.68%	\$	\$		0.00%	0.00%
Clear Creek	\$1,812	\$2,099	15.82%	1.08%	1.11%	\$62,412	\$69,116	10.74%	37.08%	36.71%
Conejos	\$73	\$24	-66.80%	0.24%	0.07%	\$	\$		0.00%	0.00%
Costilla	\$342	\$374	9.21%	0.57%	0.61%	\$	\$		0.00%	0.00%
Crowley	\$342	\$348	1.77%	2.39%	1.52%	\$	\$		0.00%	0.00%
Custer	\$537	\$536	-0.23%	1.23%	1.05%	\$	\$		0.00%	0.00%
Delta	\$5,666	\$12,531	121.15%	4.30%	8.21%	\$	\$		0.00%	0.00%
Denver	\$	\$		0.00%	0.00%	\$	\$		0.00%	0.00%
Dolores	\$224	\$230	2.56%	0.83%	0.81%	\$	\$		0.00%	0.00%
Douglas	\$864	\$621	-28.18%	0.06%	0.03%	\$	\$		0.00%	0.00%
Eagle	\$717	\$636	-11.32%	0.05%	0.04%	\$	\$		0.00%	0.00%
El Paso	\$4,087	\$4,596	12.45%	0.11%	0.11%	\$	\$		0.00%	0.00%
Elbert	\$1,217	\$1,269	4.23%	0.90%	0.79%	\$	\$		0.00%	0.00%
Fremont	\$7,249	\$7,141	-1.49%	3.46%	3.07%	\$	\$		0.00%	0.00%
Garfield	\$1,218	\$1,146	-5.92%	0.25%	0.20%	\$1,197	\$917	-23.38%	0.24%	0.16%
Gilpin	\$7,999	\$9,000	12.53%	4.71%	4.71%	\$	\$		0.00%	0.00%
Grand	\$122	\$228	87.16%	0.04%	0.06%	\$8,023	\$8,315	3.65%	2.80%	2.36%
Gunnison	\$35,883	\$39,607	10.38%	13.22%	12.99%	\$229	\$223	-2.27%	0.08%	0.07%
Hinsdale	\$471	\$408	-13.28%	1.80%	1.33%	\$15	\$15	0.00%	0.06%	0.05%
Huerfano	\$467	\$463	-0.72%	0.53%	0.50%	\$	\$		0.00%	0.00%
Jackson	\$237	\$191	-19.28%	1.11%	0.90%	\$	\$		0.00%	0.00%
Jefferson	\$5,247	\$5,775	10.05%	0.12%	0.12%	\$	\$		0.00%	0.00%
Kiowa	\$1,136	\$1,132	-0.41%	3.53%	4.50%	\$	\$		0.00%	0.00%
Kit Carson	\$1,159	\$1,117	-3.67%	1.59%	1.27%	\$	\$		0.00%	0.00%
La Plata	\$2,534	\$2,774	9.48%	0.22%	0.24%	\$	\$		0.00%	0.00%
Lake	\$1,581	\$1,553	-1.80%	2.83%	2.36%	\$10,154	\$9,702	-4.45%	18.14%	14.74%
Larimer	\$2,531	\$3,322	31.26%	0.13%	0.14%	\$	\$		0.00%	0.00%
Las Animas	\$1,611	\$1,907	18.33%	1.40%	1.34%	\$	\$		0.00%	0.00%
Lincoln	\$1,626	\$1,622	-0.29%	3.63%	3.33%	\$	\$		0.00%	0.00%
Logan	\$397	\$367	-7.40%	0.29%	0.25%	\$	\$		0.00%	0.00%
Mesa	\$1,659	\$1,797	8.29%	0.24%	0.23%	\$	\$		0.00%	0.00%
Mineral	\$243	\$239	-1.44%	1.52%	1.35%	\$	\$		0.00%	0.00%
Moffat	\$44,146	\$43,708	-0.99%	13.72%	13.52%	\$	\$		0.00%	0.00%
Montezuma	\$418	\$430	2.93%	0.20%	0.18%	\$	\$		0.00%	0.00%
Montrose	\$2,469	\$2,373	-3.88%	1.10%	0.92%	\$134	\$124	-7.83%	0.06%	0.05%
Morgan	\$162	\$188	16.28%	0.06%	0.06%	\$	\$		0.00%	0.00%
Otero	\$215	\$295	36.84%	0.26%	0.31%	\$	\$		0.00%	0.00%
Ouray	\$441	\$1,836	316.68%	0.54%	1.96%	\$	\$18		0.00%	0.02%
Park	\$683	\$503	-26.36%	0.37%	0.21%	\$394	\$106	-73.06%	0.21%	0.04%
Phillips	\$127	\$117	-7.78%	0.32%	0.28%	\$	\$		0.00%	0.00%
Pitkin	\$3,309	\$5,419	63.77%	0.30%	0.39%	\$	\$		0.00%	0.00%
Prowers	\$1,021	\$1,129	10.66%	1.36%	1.28%	\$	\$		0.00%	0.00%
Pueblo	\$1,333	\$1,449	8.70%	0.17%	0.16%	\$	\$		0.00%	0.00%
Rio Blanco	\$24,418	\$22,913	-6.16%	8.94%	10.33%	\$	\$		0.00%	0.00%
Rio Grande	\$560	\$487	-12.96%	0.62%	0.47%	\$	\$		0.00%	0.00%
Routt	\$37,164	\$36,104	-2.85%	8.85%	7.17%	\$	\$		0.00%	0.00%
Saguache	\$940	\$929	-1.20%	2.35%	2.23%	\$	\$		0.00%	0.00%
San Juan	\$3,272	\$3,800	16.15%	17.15%	16.64%	\$	\$		0.00%	0.00%
San Miguel	\$895	\$1,003	12.08%	0.27%	0.29%	\$202	\$146	-27.54%	0.06%	0.04%
Sedgwick	\$129	\$138	7.23%	0.43%	0.46%	\$	\$		0.00%	0.00%
Summit	\$1,058	\$1,500	41.76%	0.15%	0.17%	\$	\$		0.00%	0.00%
Teller	\$3,013	\$2,004	-33.49%	1.22%	0.73%	\$14,587	\$10,780	-26.10%	5.88%	3.91%
Washington	\$1,269	\$1,218	-3.99%	1.83%	1.79%	\$	\$		0.00%	0.00%
Weld	\$5,327	\$6,015	12.93%	0.34%	0.37%	\$	\$		0.00%	0.00%
Yuma	\$644	\$700	8.77%	0.44%	0.44%	\$	\$		0.00%	0.00%
Totals	\$235,184	\$251,683	7.02%	0.59%	0.54%	\$97,509	\$99,592	2.14%	0.24%	0.21%

Colorado Assessed Valuations By Property Class and County 1998 and 1999

(Thousands of Dollars)

County	Oil & Gas					Vacant Land				
	1998	1999	% Chg.	1998 % Cty. value	1999 % Cty. value	1998	1999	% Chg.	1998 % Cty. Value	1999 % Cty. Value
Adams	\$34,796	\$24,161	-30.56%	1.58%	0.95%	\$79,399	\$101,331	27.62%	3.60%	3.97%
Alamosa	\$	\$		0.00%	0.00%	\$7,485	\$8,794	17.48%	9.21%	9.99%
Arapahoe	\$4,189	\$2,842	-32.15%	0.10%	0.05%	\$115,565	\$187,292	62.07%	2.69%	3.51%
Archuleta	\$1,682	\$1,574	-6.44%	1.41%	1.05%	\$37,202	\$44,724	20.22%	31.12%	29.82%
Baca	\$11,054	\$7,247	-34.43%	19.79%	13.52%	\$249	\$255	2.60%	0.45%	0.48%
Bent	\$1,718	\$1,629	-5.22%	4.33%	3.29%	\$279	\$331	18.66%	0.70%	0.67%
Boulder	\$7,957	\$5,107	-35.82%	0.25%	0.14%	\$140,554	\$176,309	25.44%	4.34%	4.68%
Chaffee	\$	\$		0.00%	0.00%	\$30,366	\$34,626	14.03%	18.66%	18.77%
Cheyenne	\$67,021	\$52,871	-21.11%	66.02%	59.84%	\$241	\$252	4.80%	0.24%	0.29%
Clear Creek	\$	\$		0.00%	0.00%	\$13,903	\$17,486	25.78%	8.26%	9.29%
Conejos	\$	\$		0.00%	0.00%	\$4,507	\$5,505	22.15%	14.59%	15.54%
Costilla	\$	\$		0.00%	0.00%	\$40,888	\$41,683	1.94%	68.13%	67.90%
Crowley	\$	\$		0.00%	0.00%	\$162	\$214	31.71%	1.13%	0.94%
Custer	\$	\$		0.00%	0.00%	\$14,290	\$16,161	13.10%	32.71%	31.64%
Delta	\$	\$		0.00%	0.00%	\$7,458	\$9,557	28.14%	5.67%	6.26%
Denver	\$	\$		0.00%	0.00%	\$82,841	\$108,053	30.43%	1.61%	1.70%
Dolores	\$6,263	\$6,264	0.01%	23.08%	21.98%	\$5,124	\$5,804	13.27%	18.88%	20.37%
Douglas	\$	\$		0.00%	0.00%	\$141,408	\$192,980	36.47%	9.11%	9.87%
Eagle	\$	\$		0.00%	0.00%	\$207,769	\$274,462	32.10%	15.58%	17.08%
El Paso	\$94	\$117	25.01%	0.00%	0.00%	\$218,566	\$264,797	21.15%	5.91%	6.39%
Elbert	\$2,449	\$1,454	-40.64%	1.80%	0.91%	\$12,399	\$16,999	37.10%	9.13%	10.63%
Fremont	\$209	\$104	-50.19%	0.10%	0.04%	\$23,021	\$27,937	21.36%	10.98%	11.99%
Garfield	\$85,778	\$95,770	11.65%	17.36%	16.69%	\$61,070	\$82,717	35.45%	12.36%	14.42%
Gilpin	\$	\$		0.00%	0.00%	\$37,180	\$54,198	45.77%	21.91%	28.38%
Grand	\$	\$		0.00%	0.00%	\$58,130	\$82,691	42.25%	20.25%	23.52%
Gunnison	\$116	\$177	52.54%	0.04%	0.06%	\$59,664	\$67,541	13.20%	21.98%	22.15%
Hinsdale	\$	\$		0.00%	0.00%	\$7,906	\$9,176	16.06%	30.24%	29.91%
Huerfano	\$16,963	\$15,318	-9.70%	19.21%	16.46%	\$12,448	\$13,508	8.51%	14.10%	14.52%
Jackson	\$2,592	\$1,771	-31.68%	12.10%	8.36%	\$1,408	\$1,499	6.45%	6.57%	7.08%
Jefferson	\$	\$		0.00%	0.00%	\$169,291	\$205,978	21.67%	3.94%	4.26%
Kiowa	\$6,742	\$4,791	-28.94%	20.92%	19.07%	\$38	\$41	7.14%	0.12%	0.16%
Kit Carson	\$2,735	\$1,984	-27.44%	3.75%	2.25%	\$640	\$662	3.39%	0.88%	0.75%
La Plata	\$561,743	\$527,451	-6.10%	49.64%	45.35%	\$86,023	\$96,947	12.70%	7.60%	8.34%
Lake	\$	\$		0.00%	0.00%	\$7,783	\$11,385	46.28%	13.91%	17.30%
Larimer	\$3,306	\$2,204	-33.32%	0.17%	0.09%	\$110,392	\$130,259	18.00%	5.54%	5.55%
Las Animas	\$28,639	\$39,007	36.20%	24.90%	27.41%	\$4,721	\$4,985	5.60%	4.11%	3.50%
Lincoln	\$1,859	\$1,220	-34.40%	4.15%	2.50%	\$637	\$870	36.52%	1.42%	1.78%
Logan	\$5,150	\$3,079	-40.21%	3.76%	2.11%	\$1,454	\$1,915	31.70%	1.06%	1.31%
Mesa	\$9,483	\$9,115	-3.89%	1.40%	1.19%	\$28,621	\$34,833	21.70%	4.22%	4.54%
Mineral	\$	\$		0.00%	0.00%	\$3,880	\$4,568	17.73%	24.22%	25.83%
Moffat	\$46,306	\$32,279	-30.29%	14.39%	9.99%	\$3,632	\$4,579	26.05%	1.13%	1.42%
Montezuma	\$68,091	\$71,032	4.32%	31.99%	30.07%	\$10,762	\$12,696	17.97%	5.06%	5.38%
Montrose	\$	\$		0.00%	0.00%	\$13,034	\$17,325	32.92%	5.80%	6.73%
Morgan	\$9,348	\$3,495	-62.61%	3.26%	1.15%	\$2,513	\$3,018	20.09%	0.88%	0.99%
Otero	\$	\$		0.00%	0.00%	\$867	\$1,147	32.26%	1.05%	1.21%
Ouray	\$	\$		0.00%	0.00%	\$31,963	\$35,663	11.58%	38.99%	38.12%
Park	\$	\$		0.00%	0.00%	\$64,405	\$89,893	39.57%	34.88%	37.52%
Phillips	\$4	\$1	-70.92%	0.01%	0.00%	\$160	\$175	9.18%	0.41%	0.43%
Pitkin	\$	\$		0.00%	0.00%	\$159,375	\$212,051	33.05%	14.39%	15.41%
Prowers	\$2,142	\$2,067	-3.51%	2.85%	2.35%	\$760	\$916	20.57%	1.01%	1.04%
Pueblo	\$	\$		0.00%	0.00%	\$36,250	\$52,021	43.51%	4.49%	5.80%
Rio Blanco	\$181,105	\$127,941	-29.36%	66.33%	57.70%	\$2,121	\$2,345	10.57%	0.78%	1.06%
Rio Grande	\$	\$		0.00%	0.00%	\$6,917	\$8,420	21.73%	7.69%	8.20%
Routt	\$1,694	\$1,138	-32.82%	0.40%	0.23%	\$54,649	\$71,410	30.67%	13.02%	14.18%
Saguache	\$	\$		0.00%	0.00%	\$9,772	\$9,644	-1.31%	24.41%	23.14%
San Juan	\$	\$		0.00%	0.00%	\$3,123	\$4,402	40.97%	16.37%	19.28%
San Miguel	\$1,327	\$1,369	3.18%	0.40%	0.40%	\$122,658	\$111,135	-9.39%	37.18%	32.56%
Sedgwick	\$44	\$21	-51.35%	0.15%	0.07%	\$73	\$84	14.68%	0.24%	0.28%
Summit	\$	\$		0.00%	0.00%	\$102,382	\$138,548	35.32%	14.33%	15.37%
Teller	\$	\$		0.00%	0.00%	\$55,776	\$63,859	14.49%	22.50%	23.15%
Washington	\$16,604	\$10,370	-37.55%	23.89%	15.20%	\$165	\$209	26.82%	0.24%	0.31%
Weld	\$345,162	\$283,818	-17.77%	22.01%	17.38%	\$30,489	\$40,620	33.23%	1.94%	2.49%
Yuma	\$42,456	\$39,910	-6.00%	28.82%	25.14%	\$487	\$533	9.42%	0.33%	0.34%
Totals	\$1,576,821	\$1,378,700	-12.56%	3.93%	2.95%	\$2,547,296	\$3,220,018	26.41%	6.34%	6.89%

Table 6
Colorado Assessed Valuations By Property Class and County 1998 and 1999

County	State Assessed		(Thousands of Dollars)			Total			Dollar Change
	1998	1999	% Chg.	1998 % Cnty. value	1999 % Cnty. value	1998	1999	% Chg.	
	Adams	\$221,312	\$243,902	10.21%	10.04%	9.55%	\$2,204,397	\$2,552,947	
Alamosa	\$9,802	\$10,318	5.26%	12.06%	11.72%	\$81,288	\$88,057	8.33%	\$6,768
Arapahoe	\$200,618	\$229,610	14.45%	4.67%	4.30%	\$4,299,478	\$5,339,974	24.20%	\$1,040,497
Archuleta	\$6,842	\$8,006	17.01%	5.72%	5.34%	\$119,544	\$149,999	25.48%	\$30,455
Baca	\$18,264	\$18,521	1.41%	32.69%	34.55%	\$55,866	\$53,602	-4.05%	(\$2,264)
Bent	\$12,556	\$13,203	5.15%	31.65%	26.65%	\$39,673	\$49,534	24.85%	\$9,860
Boulder	\$94,767	\$124,683	31.57%	2.93%	3.31%	\$3,239,865	\$3,766,066	16.24%	\$526,201
Chaffee	\$9,799	\$10,359	5.71%	6.02%	5.61%	\$162,700	\$184,501	13.40%	\$21,802
Cheyenne	\$8,093	\$8,186	1.16%	7.97%	9.26%	\$101,519	\$88,358	-12.96%	(\$13,162)
Clear Creek	\$15,677	\$16,367	4.41%	9.31%	8.69%	\$168,296	\$188,294	11.88%	\$19,998
Conejos	\$4,150	\$4,151	0.03%	13.43%	11.72%	\$30,900	\$35,421	14.63%	\$4,521
Costilla	\$4,004	\$4,059	1.35%	6.67%	6.61%	\$60,014	\$61,388	2.29%	\$1,373
Crowley	\$5,084	\$3,209	-36.89%	35.47%	14.03%	\$14,335	\$22,868	59.52%	\$8,533
Custer	\$3,597	\$3,383	-5.95%	8.23%	6.62%	\$43,691	\$51,085	16.92%	\$7,394
Delta	\$18,086	\$16,068	-11.16%	13.74%	10.53%	\$131,656	\$152,570	15.88%	\$20,913
Denver	\$501,563	\$559,539	11.56%	9.76%	8.83%	\$5,141,186	\$6,339,649	23.31%	\$1,198,463
Dolores	\$3,942	\$3,607	-8.49%	14.52%	12.66%	\$27,137	\$28,493	5.00%	\$1,357
Douglas	\$77,187	\$90,125	16.76%	4.97%	4.61%	\$1,552,475	\$1,955,355	25.95%	\$402,879
Eagle	\$45,803	\$48,706	6.34%	3.43%	3.03%	\$1,333,738	\$1,606,622	20.46%	\$272,884
El Paso	\$181,432	\$195,045	7.50%	4.90%	4.71%	\$3,701,208	\$4,143,990	11.96%	\$442,781
Elbert	\$11,565	\$13,112	13.37%	8.52%	8.20%	\$135,784	\$159,858	17.73%	\$24,075
Fremont	\$19,036	\$19,118	0.43%	9.08%	8.21%	\$209,591	\$232,983	11.16%	\$23,392
Garfield	\$44,079	\$45,210	2.57%	8.92%	7.88%	\$494,189	\$573,677	16.08%	\$79,489
Gilpin	\$3,228	\$3,554	10.09%	1.90%	1.86%	\$169,703	\$190,964	12.53%	\$21,260
Grand	\$16,423	\$17,971	9.42%	5.72%	5.11%	\$287,007	\$351,638	22.52%	\$64,631
Gunnison	\$9,968	\$10,671	7.05%	3.67%	3.50%	\$271,452	\$304,935	12.33%	\$33,483
Hinsdale	\$781	\$852	9.07%	2.99%	2.78%	\$26,141	\$30,677	17.35%	\$4,536
Huerfano	\$15,459	\$16,037	3.74%	17.51%	17.24%	\$88,283	\$93,043	5.39%	\$4,761
Jackson	\$1,623	\$1,490	-8.21%	7.57%	7.04%	\$21,433	\$21,176	-1.20%	(\$257)
Jefferson	\$173,912	\$193,294	11.14%	4.04%	4.00%	\$4,301,279	\$4,833,114	12.36%	\$531,835
Kiowa	\$7,444	\$2,313	-68.93%	23.09%	9.20%	\$32,237	\$25,127	-22.05%	(\$7,110)
Kit Carson	\$9,639	\$9,620	-0.20%	13.23%	10.91%	\$72,865	\$88,190	21.03%	\$15,324
La Plata	\$48,058	\$56,153	16.84%	4.25%	4.83%	\$1,131,571	\$1,163,085	2.79%	\$31,514
Lake	\$8,236	\$8,146	-1.10%	14.72%	12.38%	\$55,962	\$65,806	17.59%	\$9,844
Larimer	\$61,592	\$69,704	13.17%	3.09%	2.97%	\$1,994,186	\$2,345,415	17.61%	\$351,228
Las Animas	\$26,022	\$31,236	20.04%	22.63%	21.95%	\$114,999	\$142,308	23.75%	\$27,309
Lincoln	\$8,916	\$9,238	3.61%	19.92%	18.94%	\$44,756	\$48,767	8.96%	\$4,010
Logan	\$23,980	\$25,361	5.76%	17.50%	17.35%	\$137,037	\$146,146	6.65%	\$9,109
Mesa	\$63,246	\$68,358	8.08%	9.32%	8.91%	\$678,708	\$766,804	12.98%	\$88,095
Mineral	\$1,838	\$1,889	2.75%	11.47%	10.68%	\$16,020	\$17,686	10.40%	\$1,666
Moffat	\$181,195	\$189,000	4.31%	56.32%	58.48%	\$321,735	\$323,187	0.45%	\$1,452
Montezuma	\$23,120	\$22,806	-1.36%	10.86%	9.66%	\$212,878	\$236,186	10.95%	\$23,307
Montrose	\$36,393	\$38,899	6.89%	16.18%	15.12%	\$224,859	\$257,340	14.45%	\$32,481
Morgan	\$111,141	\$112,651	1.36%	38.72%	37.01%	\$287,035	\$304,393	6.05%	\$17,358
Otero	\$16,322	\$16,941	3.79%	19.71%	17.92%	\$82,803	\$94,556	14.19%	\$11,753
Ouray	\$2,597	\$2,539	-2.22%	3.17%	2.71%	\$81,973	\$93,562	14.14%	\$11,589
Park	\$9,478	\$16,412	73.16%	5.13%	6.85%	\$184,654	\$239,603	29.76%	\$54,949
Phillips	\$2,565	\$2,650	3.29%	6.57%	6.46%	\$39,024	\$40,990	5.04%	\$1,966
Pitkin	\$17,301	\$18,751	8.38%	1.56%	1.36%	\$1,107,453	\$1,376,317	24.28%	\$268,864
Prowers	\$11,451	\$11,666	1.87%	15.26%	13.25%	\$75,043	\$88,035	17.31%	\$12,992
Pueblo	\$101,740	\$105,024	3.23%	12.61%	11.72%	\$807,077	\$896,438	11.07%	\$89,361
Rio Blanco	\$26,836	\$27,019	0.68%	9.83%	12.18%	\$273,016	\$221,739	-18.78%	(\$51,277)
Rio Grande	\$8,760	\$9,739	11.17%	9.74%	9.48%	\$89,919	\$102,684	14.20%	\$12,765
Routt	\$59,919	\$72,303	20.67%	14.27%	14.35%	\$419,757	\$503,723	20.00%	\$83,965
Saguache	\$4,907	\$5,106	4.05%	12.26%	12.25%	\$40,030	\$41,671	4.10%	\$1,641
San Juan	\$2,242	\$2,571	14.68%	11.75%	11.26%	\$19,071	\$22,837	19.75%	\$3,766
San Miguel	\$8,277	\$8,392	1.39%	2.51%	2.46%	\$329,908	\$341,367	3.47%	\$11,458
Sedgwick	\$7,412	\$7,226	-2.50%	24.81%	24.19%	\$29,870	\$29,870	0.00%	\$
Summit	\$21,454	\$23,154	7.92%	3.00%	2.57%	\$714,602	\$901,662	26.18%	\$187,060
Teller	\$10,121	\$10,811	6.82%	4.08%	3.92%	\$247,909	\$275,837	11.27%	\$27,928
Washington	\$9,280	\$10,005	7.81%	13.35%	14.66%	\$69,487	\$68,223	-1.82%	(\$1,264)
Weld	\$188,415	\$190,691	1.21%	12.02%	11.68%	\$1,568,017	\$1,632,753	4.13%	\$64,736
Yuma	\$18,962	\$19,768	4.25%	12.87%	12.45%	\$147,304	\$158,778	7.79%	\$11,475
Totals	\$2,877,509	\$3,138,491	9.07%	7.16%	6.72%	\$40,165,596	\$46,711,921	16.30%	\$6,546,325

Table 7
Colorado Property Tax Revenue and Average County Mill Levies
Total Revenue By County - 1998 and 1999

County	Total Revenue By County - 1998 and 1999				Average County Mill Levy		
	1998 Rev.	1999 Rev.	Dollar Change	% Change	1998	1999	% Change
Adams	\$218,511,608	\$238,703,709	\$20,192,101	9%	98.786	92.975	-6%
Alamosa	\$7,081,080	\$7,278,165	\$197,085	3%	86.065	82.619	-4%
Arapahoe	\$422,795,530	\$471,198,067	\$48,402,537	11%	97.499	88.680	-9%
Archuleta	\$9,369,877	\$9,947,573	\$577,696	6%	78.568	66.361	-16%
Baca	\$3,667,757	\$3,548,566	-\$119,191	-3%	65.36	66.166	1%
Bent	\$2,914,882	\$3,308,063	\$393,181	13%	77.601	66.788	-14%
Boulder	\$277,324,098	\$294,145,921	\$16,821,823	6%	81.649	78.108	-4%
Chaffee	\$8,791,776	\$9,506,480	\$714,704	8%	54.379	51.854	-5%
Cheyenne	\$4,099,191	\$3,645,968	-\$453,223	-11%	39.627	41.265	4%
Clear Creek	\$11,662,849	\$14,370,540	\$2,707,691	23%	72.171	76.566	6%
Conejos	\$2,690,556	\$2,735,820	\$45,264	2%	86.911	77.324	-11%
Costilla	\$4,080,851	\$4,089,119	\$8,268	0%	67.759	66.740	-2%
Crowley	\$1,261,053	\$1,545,971	\$284,918	23%	88.751	67.604	-24%
Custer	\$2,640,273	\$2,758,597	\$118,324	4%	60.267	54.371	-10%
Delta	\$8,539,766	\$8,952,058	\$412,292	5%	66.288	59.331	-10%
Denver	\$416,348,705	\$433,892,287	\$17,543,582	4%	76.767	68.888	-10%
Dolores	\$1,701,120	\$1,767,295	\$66,175	4%	64.646	61.914	-4%
Douglas	\$159,262,896	\$195,104,325	\$35,841,429	23%	104.007	101.823	-2%
Eagle	\$81,159,580	\$89,925,050	\$8,765,470	11%	55.848	56.041	0%
Elbert	\$12,461,745	\$14,484,879	\$2,023,134	16%	88.616	91.418	3%
El Paso	\$240,034,047	\$257,544,978	\$17,510,931	7%	66.003	62.163	-6%
Fremont	\$13,269,150	\$14,020,386	\$751,236	6%	63.78	60.161	-6%
Garfield	\$31,231,566	\$35,095,850	\$3,864,284	12%	65.569	61.214	-7%
Gilpin	\$6,074,361	\$6,775,520	\$701,159	12%	29.87	35.573	19%
Grand	\$18,186,218	\$20,040,253	\$1,854,035	10%	60.927	57.018	-6%
Gunnison	\$15,959,148	\$16,652,638	\$693,490	4%	57.809	54.528	-6%
Hinsdale	\$1,107,308	\$1,256,583	\$149,275	13%	40.333	39.771	-1%
Huerfano	\$6,765,671	\$6,895,635	\$129,964	2%	77.064	73.723	-4%
Jackson	\$1,340,431	\$1,294,161	-\$46,270	-3%	60.875	61.117	0%
Jefferson	\$404,412,657	\$456,728,338	\$52,315,681	13%	93.4	94.527	1%
Kiowa	\$3,237,803	\$2,550,537	-\$687,266	-21%	100.221	101.506	1%
Kit Carson	\$6,875,240	\$7,939,110	\$1,063,870	15%	88.774	90.015	1%
Lake	\$5,180,042	\$5,413,285	\$233,243	5%	93.971	82.433	-12%
La Plata	\$41,789,266	\$42,944,741	\$1,155,475	3%	42.318	36.921	-13%
Larimer	\$170,183,273	\$192,845,300	\$22,662,027	13%	85.129	82.953	-3%
Las Animas	\$7,022,954	\$8,084,416	\$1,061,462	15%	67.197	56.811	-15%
Lincoln	\$4,044,175	\$4,435,523	\$391,348	10%	98.4	90.954	-8%
Logan	\$13,502,864	\$13,704,544	\$201,680	1%	96.536	94.662	-2%
Mesa	\$57,376,548	\$61,285,866	\$3,909,318	7%	85.962	80.013	-7%
Mineral	\$1,038,892	\$1,152,276	\$113,384	11%	60.98	65.159	7%
Moffat	\$21,288,860	\$21,259,663	-\$29,197	0%	65.98	65.780	0%
Montezuma	\$14,741,671	\$15,039,439	\$297,768	2%	73.409	63.576	-13%
Montrose	\$15,545,588	\$16,290,571	\$744,983	5%	70.492	63.270	-10%
Morgan	\$23,733,055	\$24,837,730	\$1,104,675	5%	80.387	81.606	2%
Otero	\$5,679,313	\$5,904,193	\$224,880	4%	65.266	62.468	-4%
Ouray	\$4,052,767	\$4,260,648	\$207,881	5%	49.367	45.309	-8%
Park	\$12,591,793	\$13,527,065	\$935,272	7%	63.522	56.446	-11%
Phillips	\$3,662,718	\$3,754,192	\$91,474	2%	93.267	91.585	-2%
Pitkin	\$37,488,528	\$44,088,538	\$6,600,010	18%	34.174	31.973	-6%
Prowers	\$6,400,982	\$6,782,724	\$381,742	6%	85.429	77.032	-10%
Pueblo	\$68,322,547	\$73,972,534	\$5,649,987	8%	85.762	82.631	-4%
Rio Blanco	\$13,329,329	\$9,702,099	-\$3,627,230	-27%	46.868	43.750	-7%
Rio Grande	\$6,514,751	\$6,976,721	\$461,970	7%	74.411	67.997	-9%
Routt	\$27,908,841	\$29,385,212	\$1,476,371	5%	67.575	59.048	-13%
Saguache	\$3,240,967	\$3,345,867	\$104,900	3%	81.372	79.983	-2%
San Juan	\$1,069,182	\$1,081,316	\$12,134	1%	56.917	47.353	-17%
San Miguel	\$16,984,439	\$17,794,133	\$809,694	5%	47.851	52.251	9%
Sedgwick	\$2,357,635	\$2,376,784	\$19,149	1%	78.422	79.261	1%
Summit	\$38,258,284	\$45,452,361	\$7,194,077	19%	54.946	50.249	-9%
Teller	\$14,701,963	\$16,013,126	\$1,311,163	9%	58.052	57.806	0%
Washington	\$5,411,295	\$5,338,488	-\$72,807	-1%	76.646	78.253	2%
Weld	\$134,126,536	\$143,405,389	\$9,278,853	7%	86.611	87.659	1%
Yuma	\$12,149,817	\$12,743,432	\$593,615	5%	83.844	80.259	-4%
Totals	\$3,194,557,668	\$3,490,900,617	\$296,342,950	9%	78.774	74.927	-5%

Table 8
Colorado Property Tax Revenue - County and Municipal Governments

County	Counties			Municipalities		
	1998	1999	% Change	1998	1999	% Change
Adams	\$55,784,167	\$58,930,119	6%	\$11,668,423	\$12,237,154	5%
Alamosa	\$1,929,308	\$2,053,246	6%	\$241,484	\$248,164	3%
Arapahoe	\$66,327,986	\$66,368,823	0%	\$23,846,134	\$23,645,788	-1%
Archuleta	\$2,066,328	\$2,238,986	8%	\$56,480	\$41,866	-26%
Baca	\$1,134,791	\$1,127,181	-1%	\$173,276	\$184,647	7%
Bent	\$985,692	\$1,198,827	22%	\$153,385	\$158,682	3%
Boulder	\$65,284,094	\$70,052,082	7%	\$28,289,609	\$29,547,039	4%
Chaffee	\$1,401,653	\$1,497,497	7%	\$465,367	\$484,899	4%
Cheyenne	\$1,490,258	\$1,537,753	3%	\$143,683	\$148,087	3%
Clear Creek	\$4,547,663	\$4,696,964	3%	\$259,668	\$260,469	0%
Conejos	\$767,189	\$768,747	0%	\$104,677	\$110,530	6%
Costilla	\$1,134,860	\$1,120,993	-1%	\$53,120	\$51,421	-3%
Crowley	\$594,049	\$601,657	1%	\$83,146	\$84,879	2%
Custer	\$682,332	\$665,820	-2%	\$31,785	\$33,463	5%
Delta	\$2,028,278	\$2,348,645	16%	\$163,897	\$172,201	5%
Denver	\$156,300,895	\$156,924,819	0%	\$0	\$0	-
Dolores	\$584,328	\$632,112	8%	\$136,568	\$143,829	5%
Douglas	\$25,964,811	\$28,619,905	10%	\$1,896,476	\$1,919,698	1%
Eagle	\$9,553,749	\$9,970,600	4%	\$4,643,364	\$4,882,456	5%
Elbert	\$3,950,843	\$4,123,942	4%	\$180,027	\$203,798	13%
El Paso	\$33,617,985	\$34,736,782	3%	\$17,455,909	\$18,056,303	3%
Fremont	\$2,175,622	\$2,438,865	12%	\$438,205	\$457,607	4%
Garfield	\$6,064,582	\$6,781,740	12%	\$746,491	\$793,345	6%
Gilpin	\$1,830,957	\$1,905,267	4%	\$37,126	\$38,998	5%
Grand	\$2,994,922	\$3,323,041	11%	\$481,786	\$544,285	13%
Gunnison	\$3,317,948	\$3,577,942	8%	\$626,689	\$654,760	4%
Hinsdale	\$279,495	\$284,783	2%	\$22,112	\$24,177	9%
Huerfano	\$1,823,879	\$1,820,860	0%	\$220,679	\$283,438	28%
Jackson	\$366,447	\$356,765	-3%	\$37,712	\$38,829	3%
Jefferson	\$106,294,820	\$110,777,614	4%	\$11,561,394	\$11,823,893	2%
Kiowa	\$1,388,134	\$1,377,567	-1%	\$80,263	\$81,721	2%
Kit Carson	\$2,996,194	\$2,764,917	-8%	\$295,340	\$300,503	2%
Lake	\$1,953,896	\$2,060,057	5%	\$222,755	\$224,950	1%
La Plata	\$7,804,123	\$9,567,946	23%	\$519,605	\$537,795	4%
Larimer	\$40,091,435	\$42,388,506	6%	\$12,384,375	\$13,031,584	5%
Las Animas	\$2,317,319	\$2,535,124	9%	\$583,113	\$588,996	1%
Lincoln	\$2,092,299	\$1,678,367	-20%	\$385,362	\$349,792	-9%
Logan	\$3,757,434	\$4,097,295	9%	\$878,731	\$865,226	-2%
Mesa	\$15,359,918	\$15,772,662	3%	\$3,000,368	\$3,110,911	4%
Mineral	\$325,602	\$398,080	22%	\$33,151	\$29,939	-10%
Moffat	\$6,930,021	\$6,718,563	-3%	\$666,549	\$685,652	3%
Montezuma	\$2,979,135	\$3,152,782	6%	\$198,052	\$201,623	2%
Montrose	\$5,105,277	\$5,327,050	4%	\$121,432	\$126,329	4%
Morgan	\$8,224,361	\$8,312,465	1%	\$1,709,598	\$1,701,114	0%
Otero	\$1,490,624	\$1,749,363	17%	\$341,126	\$367,898	8%
Ouray	\$909,725	\$951,278	5%	\$392,298	\$408,336	4%
Park	\$3,456,708	\$3,739,700	8%	\$130,775	\$148,863	14%
Phillips	\$1,093,339	\$1,103,635	1%	\$250,290	\$263,002	5%
Pitkin	\$7,117,568	\$7,343,375	3%	\$3,530,374	\$3,586,965	2%
Prowers	\$1,977,132	\$2,038,919	3%	\$389,453	\$412,450	6%
Pueblo	\$21,140,129	\$22,561,459	7%	\$6,734,471	\$7,211,475	7%
Rio Blanco	\$2,501,300	\$2,467,052	-1%	\$172,354	\$170,798	-1%
Rio Grande	\$1,312,324	\$1,388,240	6%	\$314,630	\$330,115	5%
Routt	\$6,484,279	\$6,641,803	2%	\$675,025	\$307,367	-54%
Saguache	\$896,754	\$903,176	1%	\$120,883	\$120,053	-1%
San Juan	\$368,147	\$374,731	2%	\$110,322	\$110,897	1%
San Miguel	\$2,677,621	\$2,837,166	6%	\$846,895	\$1,134,378	34%
Sedgwick	\$986,048	\$988,749	0%	\$211,127	\$211,625	0%
Summit	\$7,674,270	\$8,226,905	7%	\$1,399,495	\$1,424,184	2%
Teller	\$3,084,179	\$3,326,873	8%	\$931,912	\$958,357	3%
Washington	\$2,083,796	\$2,102,027	1%	\$345,707	\$365,385	6%
Weld	\$32,608,877	\$34,228,784	5%	\$9,174,203	\$9,712,453	6%
Yuma	\$2,728,447	\$2,948,010	8%	\$493,435	\$510,573	3%
Totals	\$763,196,346	\$793,555,003	4%	\$151,862,141	\$156,866,014	3%

Colorado Property Tax Revenue - School and Special Districts

County	K-12 School District			Special Districts		
	1998	1999	% Change	1998	1999	% Change
Adams	\$123,685,498	\$129,277,191	5%	\$16,582,675	\$18,057,210	9%
Alamosa	\$3,929,506	\$4,012,656	2%	\$653,912	\$767,014	17%
Arapahoe	\$233,486,614	\$249,861,494	7%	\$81,534,671	\$82,919,425	2%
Archuleta	\$4,807,513	\$4,940,577	3%	\$2,073,014	\$2,148,448	4%
Baca	\$1,877,418	\$1,829,274	-3%	\$501,436	\$526,656	5%
Bent	\$1,213,838	\$1,271,242	5%	\$230,794	\$286,132	24%
Boulder	\$142,751,188	\$161,424,651	13%	\$14,600,543	\$16,300,326	12%
Chaffee	\$5,481,913	\$5,701,164	4%	\$1,169,181	\$1,108,216	-5%
Cheyenne	\$2,052,479	\$2,009,803	-2%	\$351,203	\$403,549	15%
Clear Creek	\$5,538,862	\$5,666,643	2%	\$1,032,217	\$1,038,774	1%
Conejos	\$1,269,841	\$1,270,445	0%	\$541,920	\$540,832	0%
Costilla	\$2,424,115	\$2,397,862	-1%	\$519,248	\$510,574	-2%
Crowley	\$564,978	\$563,230	0%	\$10,703	\$11,286	5%
Custer	\$1,522,679	\$1,486,177	-2%	\$460,630	\$454,813	-1%
Delta	\$4,687,789	\$4,223,977	-10%	\$1,512,205	\$1,794,942	19%
Denver	\$219,317,174	\$247,344,945	13%	\$10,490,899	\$12,078,941	15%
Dolores	\$718,309	\$743,205	3%	\$170,404	\$181,974	7%
Douglas	\$70,628,048	\$77,850,289	10%	\$45,354,708	\$50,873,004	12%
Eagle	\$30,541,790	\$35,919,038	18%	\$21,706,444	\$25,659,367	18%
Elbert	\$6,309,967	\$6,944,008	10%	\$1,080,789	\$1,189,996	10%
El Paso	\$160,357,996	\$161,840,343	1%	\$23,869,897	\$25,400,618	6%
Fremont	\$7,952,799	\$8,198,816	3%	\$2,236,563	\$2,173,861	-3%
Garfield	\$16,873,660	\$18,164,597	8%	\$3,743,844	\$3,787,553	1%
Gilpin	\$2,363,943	\$3,477,871	47%	\$580,237	\$652,224	12%
Grand	\$10,141,804	\$10,211,198	1%	\$3,884,681	\$4,107,695	6%
Gunnison	\$9,318,722	\$9,473,054	2%	\$1,881,342	\$2,253,392	20%
Hinsdale	\$512,712	\$531,839	4%	\$236,557	\$266,510	13%
Huerfano	\$3,100,720	\$3,175,270	2%	\$1,038,989	\$1,486,103	43%
Jackson	\$865,382	\$839,329	-3%	\$111,727	\$105,508	-6%
Jefferson	\$217,307,179	\$218,890,049	1%	\$60,008,795	\$62,921,102	5%
Kiowa	\$1,253,106	\$1,248,152	0%	\$534,068	\$530,363	-1%
Kit Carson	\$3,018,697	\$3,398,212	13%	\$186,364	\$411,608	121%
Lake	\$2,357,698	\$2,389,492	1%	\$282,533	\$308,405	9%
La Plata	\$26,233,426	\$26,448,925	1%	\$4,295,956	\$5,234,600	22%
Larimer	\$98,358,368	\$101,729,368	3%	\$12,548,808	\$13,032,590	4%
Las Animas	\$3,576,257	\$3,625,310	1%	\$277,506	\$273,523	-1%
Lincoln	\$1,829,563	\$1,985,988	9%	\$27,127	\$30,029	11%
Logan	\$5,656,786	\$5,647,998	0%	\$404,440	\$424,262	5%
Mesa	\$30,588,937	\$31,360,312	3%	\$7,378,330	\$7,132,662	-3%
Mineral	\$520,528	\$527,458	1%	\$83,119	\$83,415	0%
Moffat	\$12,155,095	\$11,830,555	-3%	\$993,332	\$927,463	-7%
Montezuma	\$8,789,604	\$8,907,445	1%	\$2,354,074	\$2,479,822	5%
Montrose	\$7,910,625	\$7,552,697	-5%	\$2,454,786	\$2,539,512	3%
Morgan	\$11,611,979	\$12,246,451	5%	\$1,292,429	\$1,472,921	14%
Otero	\$3,273,878	\$3,310,127	1%	\$238,635	\$251,925	6%
Ouray	\$2,282,029	\$2,271,167	0%	\$286,226	\$421,986	47%
Park	\$5,964,309	\$6,928,071	16%	\$1,828,815	\$1,775,158	-3%
Phillips	\$1,803,090	\$1,807,394	0%	\$459,082	\$488,686	6%
Pitkin	\$14,733,371	\$14,653,261	-1%	\$7,746,316	\$7,985,728	3%
Prowers	\$3,106,325	\$3,187,980	3%	\$743,644	\$761,632	2%
Pueblo	\$29,929,624	\$31,060,491	4%	\$6,948,627	\$7,489,122	8%
Rio Blanco	\$3,838,392	\$4,452,408	16%	\$2,241,393	\$2,243,567	0%
Rio Grande	\$3,937,393	\$4,014,311	2%	\$896,649	\$782,085	-13%
Routt	\$16,332,505	\$16,774,775	3%	\$2,936,731	\$3,125,300	6%
Saguache	\$1,720,952	\$1,724,448	0%	\$500,093	\$493,290	-1%
San Juan	\$563,420	\$553,577	-2%	\$24,948	\$29,978	20%
San Miguel	\$5,459,239	\$5,831,347	7%	\$6,795,412	\$7,181,548	6%
Sedgwick	\$1,057,327	\$1,059,715	0%	\$83,178	\$97,547	17%
Summit	\$17,425,810	\$18,378,940	5%	\$7,509,395	\$7,700,566	3%
Teller	\$8,488,137	\$9,007,557	6%	\$1,313,026	\$1,409,176	7%
Washington	\$2,792,004	\$2,745,862	-2%	\$194,213	\$198,022	2%
Weld	\$67,344,547	\$70,210,996	4%	\$10,629,363	\$11,318,022	6%
Yuma	\$6,022,847	\$6,284,118	4%	\$2,350,563	\$2,407,117	2%
Totals	\$1,701,540,304	\$1,802,695,145	6%	\$385,009,409	\$411,047,675	7%

but working in Summit County. Park County's Assessor reported that they are the fourth fastest growing county in the nation on a percentage basis. He attributes the increase to market values with approximately 50% of the tax revenue for Park County generated from residential taxes and 35% from vacant lands.⁴ Crowley County, as indicated earlier, also realized a large gain in total assessments, which was due to an additional 72% in non-residential assessments. Summit County was fairly well balanced with an increase of 29% in residential and 23% in non-residential.

Residential Assessment Analysis

A total of \$21.6 billion of revenue was generated in residential property tax assessments in 1999, \$3.1 billion more than assessed in 1998. The state's actual residential value increased 17% to \$222 billion. All 63 counties had an increase in residential assessments with an average increase of 16%. Archuleta County had the largest percentage increase at \$64 million, which was 31% greater than 1998's assessed residential amounts. The largest dollar increase in residential assessments was \$508 million and was collected in Denver. Kiowa's residential assessments only rose by about 4%. Eleven counties rely on more than 50% of property tax revenue from residential property.

Commercial Assessment Analysis

As noted earlier, Crowley County, due to its new prison, had a high percentage change in commercial assessments. In fact, this change was an increase of 998%. Bent County had the next highest commercial percent change with almost a 90% rise followed by Kit Carson at 88%. Four counties

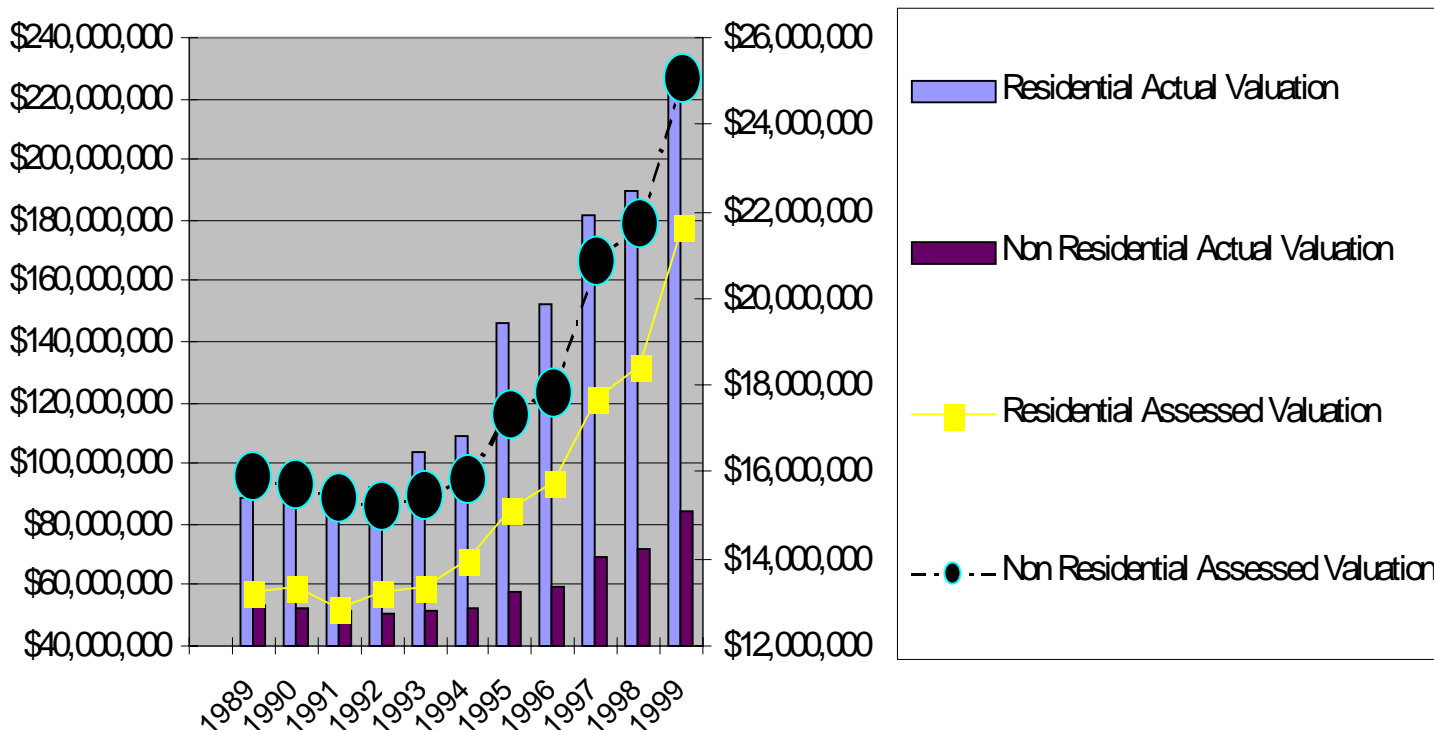
had decreases in commercial assessments. Gilpin had a drop of 2.57% and Kiowa a drop of about 2%. The state's total commercial assessments were \$13.7 billion, an increase of a little over 21%. Commercial property class assessments accounted for 29% of all property tax assessments in 1999 state-wide.

Conclusion

The state's actual values have increased drastically over the last ten years. The residential class has had the highest increases while assessed values have increased at a slower rate. The illustration below graphically shows that while the gaps have increased in actual values between residential and non-residential, the gaps between residential and non-residential assessed values have remained relatively unchanged which is required by the Gallagher amendment. It is also interesting to note that between 1990 and 1992 residential actual values increased yet their assessed values decreased. Finally, this illustration also points out that residential actual values exceed non-residential. However, non-residential assessed values exceed residential assessed values for the last ten years, again a result of Gallagher.

Out of 63 counties 56 had increases in total assessed valuations, six had decreases and one county remained the same. The state as a whole gained \$6.5 billion over last years assessments. Total tax receipts increased by \$296 million that consequently increased the amount of revenue distributed to the special districts by \$65 million and to the cities by \$22 million. Additionally, the K-12 schools received an additional \$144 million above what they received in 1998.

Residential v.s. Non Residential Assessed and Actual Valuations



Source: Division of Property Taxation Annual Report

⁴ Dave Wissel, Park County Assessor