

INTRODUCTION

The Colorado Assessed Values manual displays a history of total assessed values for each class of taxable property within each county since 1996. The values were reported by Colorado assessors on their Abstracts of Assessment.

Residential Property: For the residential property class, both the assessed and actual values are provided in this manual. This was done to show the effect of a constitutional provision known as the Gallagher Amendment that requires an adjustment of the residential assessment rate during years of general reassessment. The purpose of the adjustment is to maintain a consistent relationship over time between the tax revenue generated from residential and non-residential property. Since its enactment in 1982, the assessment ratios for both residential and non-residential property (except for producing mines and oil and gas leaseholds and land) are as follows:

<u>Years</u>	<u>Residential Assessment Rate</u>	<u>Non-Residential Assessment Rate</u>
Prior to 1983	30%	30%
1983-1986	21%	29%
1987	18%	29%
1988	16%	29%
1989-1990	15%	29%
1991-1992	14.34%	29%
1993-1994	12.86%	29%
1995-1996	10.36%	29%
1997-1998	9.74%	29%
1999-2000	9.74%	29%
2001-2002	9.15%	29%
2003-2004	7.96%	29%
2005-2006	7.96%	29%
2007-2008	7.96%	29%
2009-2010	7.96%	29%
2011-2012	7.96%	29%

Personal Property: The last page of graphs for each county displays a history of personal property values. Except for vacant land and residential property, each class of taxable property is comprised of both real property (land and buildings), and personal property. Most personal property is valued annually by the county assessor, but state assessed values, which consist of both real and personal property, are established annually by the Division of Property Taxation. Approximately 90 percent of all state assessed property value is personal. A table found on page three of the introduction displays the distribution of locally and state assessed personal property by county.

A more detailed listing of assessed values and revenue is found in the Annual Report to the Governor and the General Assembly. Recent editions of the Annual Report, and the Colorado Assessed Values manual are found on the Division of Property Taxation's website at <http://www.dola.colorado.gov/dpt/publications/index.htm>. Earlier editions can be obtained by calling the Division at (303) 866-2371.