

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

**If you disagree with the value or classification reported on your 2021 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, 2021, 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 protests follow the same guidelines but with different filing dates.** The personal property protest period is **only 15 days** between **June 15 and June 30.**

**ELECTED OFFICIALS FOR  
SAN MIGUEL COUNTY**

**Assessor: Peggy Kanter**

**County Attorney: Amy Markwell**

**County Clerk and Recorder: Stephanie Van Damme**

**County Coroner: Emil Sante**

**County Sheriff: Bill Masters**

**County Surveyor: David Foley**

**County Commissioners: Hilary Cooper, Kris Holstrom, Lance Waring**

**County Judge: Susanne J Ross**

**County Treasurer and Public Trustee:  
Jan Stout**

<b>2020 County Valuation by Property Classification</b>	<b>ASSESSED VALUE</b>
Vacant Land	\$147,403,180
Residential	\$545,495,630
Commercial	\$139,654,270
Industrial	\$2,933,910
Agricultural	\$8,840,300
Natural Resources	\$2,030,410
Oil and Gas	\$6,277,150
State Assessed	\$22,066,900
<b>TOTAL</b>	<b>\$874,701,750</b>

**San Miguel County  
2020 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@sanmiguelcountyco.gov  
For parcel information, maps, and  
forms, visit  
Assessor's Website  
www.sanmiguelcountyco.gov

**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 2021 are for the period of valuations of properties analyzed from January 1, 2017 thru June 30, 2018. The assessment date is January 1st of each year. The improvement value is based on the percentage complete of the improvement as of that date.

Residential Properties are assessed at 7.15% of estimated market value as of June 30, 2018. All other property types are assessed at 29% of estimated actual value as of June 30, 2018.

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

2020 taxes are payable in 2021

1st half due the last day in February 2021, 2nd half due June 15, 2021

No penalty if paid in full by April 30, 2021

**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.

**Property owner's responsibility:** All property, except that specifically exempted by law, is subject to taxation. It is the responsibility of the owner to see that their property is listed on the Assessor's roll.

2020 TAX CERTIFICATION

TOWNS:	ASSESSED VALUE	LEVY	REVENUE
Telluride	\$ 310,140,830	6.323 \$	1,961,020
Mountain Village	\$ 310,031,920	13.448 \$	4,169,310
Norwood	\$ 5,991,220	15.129 \$	90,641
Ophir	\$ 5,063,840	27.665 \$	140,091
Sawpit	\$ 849,810	- \$	-
<b>Towns Total</b>	<b>\$ 632,077,620</b>		<b>\$ 6,361,062</b>
<b>SCHOOLS:</b>			
San Miguel County R1 Telluride	\$ 832,928,110	12.779 \$	10,643,988
San Miguel County R2JT Norwood	\$ 38,215,690	18.991 \$	725,754
Dolores County RE2(J)	\$ 3,557,950	18.639 \$	66,317
<b>Schools Total</b>	<b>\$ 874,701,750</b>		<b>\$ 11,436,059</b>
<b>SAN MIGUEL COUNTY:</b>			
General fund		6.175 \$	5,401,283
Road and Bridge		1.900 \$	1,661,933
Welfare		0.155 \$	135,579
Retirement		0.390 \$	341,134
Parks and Open Space			
		1.500 \$	1,312,053
Early Childhood		0.750 \$	656,026
Mental Health		0.750 \$	656,026
<b>San Miguel County Total</b>	<b>\$ 874,701,750</b>	11.662 \$	<b>10,200,334</b>
<b>STATUTORY DISTRICTS:</b>			
Mt Village Metro	\$ 310,031,920	1.548 \$	480,022
Wilson Mesa Metro	\$ 6,591,450	22.135 \$	145,902
Telluride Fire Protection	\$ 832,928,810	4.902 \$	4,083,017
Norwood Fire Protection	\$ 23,477,690	10.600 \$	248,864
Egnar-Slickrock Fire	\$ 3,557,950	8.000 \$	28,465
Telluride Hospital	\$ 832,928,810	3.560 \$	2,965,227
Norwood Park/Rec	\$ 30,352,050	1.000 \$	30,352
Norwood Sanitation	\$ 5,646,400	2.643 \$	14,923
<b>Statutory Total</b>	<b>\$ 2,045,515,080</b>		<b>\$ 7,996,772</b>
<b>OTHER DISTRICTS:</b>			
Lone Tree Cemetery	\$ 711,093,570	0.150 \$	106,664
SMC Library Dist. 1	\$ 832,928,810	3.634 \$	3,026,863
Lone Cone Library	\$ 38,215,690	10.428 \$	398,513
Southwest Water	\$ 874,701,750	0.407 \$	356,004
San Miguel Water	\$ 30,775,720	0.091 \$	2,801
San Miguel Solid	\$ 242,924,950	0.400 \$	97,170
San Miguel R1 Recreation	\$ 206,818,160	- \$	-
SMART	\$ 826,990,910	0.752 \$	621,996
<b>Total Other Districts</b>	<b>\$ 3,764,449,560</b>		<b>\$ 4,610,011</b>
<b>Total Revenue</b>			<b>\$ 40,604,238</b>