

### **TAX INFORMATION**

The Hinsdale County Assessor's Office endeavors to place all taxable property on the tax roll utilizing fair and equitable assessments as set forth by Colorado State Statutes. The levies are certified to the Assessor and the Colorado Property Tax Administrator by the County Commissioners. The Assessor then extends the levies on the properties assessed.

Please feel free to call, e-mail, or stop by with any questions you may have pertaining to your assessment or the procedures of taxation.

### **COUNTY WEBSITE**

The Hinsdale County Assessor's tax roll is available via the website. To access this public information, visit <https://hinsdalecounty.colorado.gov/assessors-office>

### **NOTICE OF PROPERTY TAX EXEMPTION FOR SENIOR CITIZENS AND DISABLED VETERANS**

A property tax exemption is available to senior citizens, qualifying disabled veterans, the surviving spouses of Gold Star Veterans and the surviving spouses of senior citizens or disabled veterans who were previously granted the exemption. For those who qualify, 50 percent of the first \$200,000 in actual value of their primary residence is exempted. The state pays the exempted portion of the property tax. Once approved, the exemption remains in effect for future years, and the applicant need not re-apply. **NOTE: THE GENERAL ASSEMBLY MAY ELIMINATE THE FUNDING FOR THE SENIOR CITIZEN EXEMPTION OR DISABLED VETERAN EXEMPTION AT THEIR DISCRETION IN ANY YEAR THAT THE BUDGET DOES NOT ALLOW FOR THE REIMBURSEMENT.** Application requirements are as follows:

#### **SENIOR CITIZEN EXEMPTION**

The exemption is available to applicants who: a) are at least 65 years of age as of January 1 of the year of application, b) owned their home for at least 10 consecutive years as of January 1, and c) occupy it as their primary residence and have done so for at least 10 consecutive years as of January 1. Limited exceptions to the ownership and occupancy requirements are detailed in the qualifications section of the application. The exemption is also available to surviving spouses of senior citizens who

previously met the requirements. The application deadline **for 2026 is July 15**. The application form is available through the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the Hinsdale County Assessor and must be submitted to the following address:

PO Box 28 ~ 317 N. Henson Lake City, CO  
81235 970-944-2225 ext. 140,  
[assessor@hinsdalecountycolorado.us](mailto:assessor@hinsdalecountycolorado.us)

#### **DISABLED VETERAN EXEMPTION**

The exemption is available to applicants who: a) sustained a service-connected disability while serving on active duty in the Armed Forces of the United States, b) were honorably discharged, and c) were rated by the federal Department of Veterans Affairs as one hundred

percent permanent disability through disability retirement benefits. Disabilities rated at less than one hundred percent and VA unemployability awards do not meet the requirement. The applicant must have owned and occupied the home as his or her primary residence since January 1 of the year of application; however, limited exceptions to the ownership and occupancy requirements are detailed in the eligibility requirements section of the application. The application deadline **for 2026 is July 1**. Applications are available from the Colorado Department of Military and Veterans Affairs, from the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is located. Completed applications must be submitted to the Colorado Department of Military and Veterans Affairs at the address listed below.

#### **DISABLED VETERAN SURVIVING SPOUSE EXEMPTION**

The exemption is available to surviving spouses of disabled veterans who had the disabled veteran exemption and who passed away prior to January 1 of the current year. The property must be owner occupied and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying disabled veteran. The application deadline for **2026 is July 1**. Applications are available from the Colorado Department of Military and Veterans Affairs, from the website of the Colorado Division of Property Taxation at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is located. Completed applications must be submitted to the Colorado Department of Military and Veterans Affairs at the address listed below.

#### **GOLD STAR SPOUSES EXEMPTION**

Beginning in January 2023, this exemption is available to surviving spouses of "Gold Star" Veterans. The property must be owner occupied as of January 1 in the year of the application and used as the primary residence of an owner-occupier who is the surviving spouse of a qualifying Gold Star Veteran. The application deadline for **2026 is July 1**. In early January 2026, applications will be available the Colorado Department of Military and Veterans Affairs, from at <https://cdola.colorado.gov/property-taxation> or the county assessor of the county in which the property is

located. Completed applications must be submitted to the Colorado Department of Military and Veterans Affairs at the address listed below.

Colorado Department of Military and Veterans Affairs  
Division of Veterans Affairs  
155 Van Gordon St., Suite 201  
Lakewood, CO 80228  
Telephone: 303-914-5832 Fax: 303-914-5835  
[vets.colorado.gov](https://vets.colorado.gov)

#### **PAYMENT OF TAXES**

Taxes for 2025 are levied January 1, 2026

First half due February 28, 2026

Second half due June 15, 2026

If paying in full, due by April 30, 2026

#### **PAY YOUR PROPERTY TAXES ONLINE**

Go to <https://hinsdalecounty.colorado.gov/treasurer-2>

Click on the Pay Online Button.

Pay over the phone by calling **970-944-2225 ext. 130**.

The payment processor will add the following fees to your checkout. These convenience fees are per transaction, are not collected by Hinsdale County, and are non-refundable.

**Credit Cards – 2.5%**

**Debit Cards – 2.5%**

**E-Checks - \$1.50 flat fee (regardless of the amount of the check)**

**All Credit and Debit Cards are accepted for your convenience.**

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## **ABSTRACT of ASSESSMENTS and TAX LEVIES 2025**



Approved by the  
County Board of Equalization  
Division of Property Taxation and  
State board of Equalization

#### **COMMISSIONERS**

Robert Hurd  
Kristie Borchers  
Greg Levine

#### **CLERK AND RECORDER**

Joan Roberts

#### **TREASURER**

Lori Hanko

#### **CORONER**

Lori Lawrence

#### **SHERIFF**

Denim Starnes

#### **ASSESSOR**

**Sherri Boyce**

P.O. Box 28

Lake City, CO 81235

(970) 944-2225 ext. 140

Email: [assessor@hinsdalecountycolorado.us](mailto:assessor@hinsdalecountycolorado.us)  
County Website: <https://hinsdalecounty.colorado.gov/>

HINSDALE COUNTY TAX LEVIES AND REVENUE – 2025

	Assessed Valuation	Mill Levy	Revenue
Hinsdale County	73,391,300	14.849	\$1,089,787
Town of Lake City	20,113,630	3.285	\$66,073
Lake Fork Health Service District	60,738,290	5.92	\$359,571
Colorado River Water Conservation District	62,038,820	0.502	\$31,143
Southwestern Water Conservation District	11,324,640	0.356	\$4,032
Upper Gunnison River Water Conservation District	62,066,660	1.951	\$121,092
School District RE-1	73,140,460	23.453	\$1,715,363
School District JT 50	5,218,850	28.820	\$150,407
Hinsdale County IOOF	60,738,290	0.264	\$16,035
Hinsdale County Regional Library District	60,710,450	1.750	\$106,243
Lake City Area Fire Protection District	37,713,220	3.431	\$129,394
San Luis Valley Water Conservancy District	1,131,760	0.380	\$430
Upper San Juan Health Service District	5,011,170	3.884	\$19,463

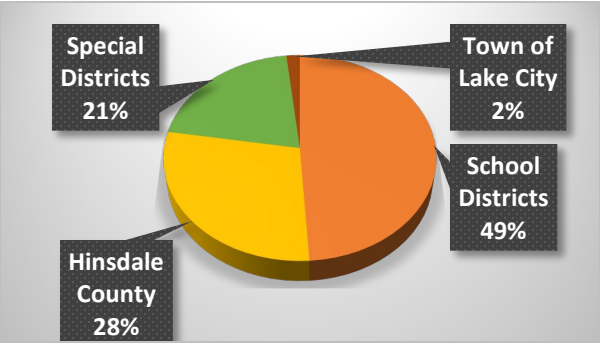
TOTAL REVENUE     \$3,809,035

MILL LEVY BY TAX AREA

TAX AREA 1	55.405
TAX AREA 1B	51.974
TAX AREA 2	48.689
TAX AREA 2F	52.120
TAX AREA 3	40.755
TAX AREA 4	48.689
TAX AREA 4F	52.120
TAX AREA 5	46.437
TAX AREA 6	38.658
TAX AREA 6W	39.038
TAX AREA 7	47.909

ALLOCATION OF REVENUE

School Districts	\$1,865,770
Hinsdale County	\$1,089,787
Special Districts	\$787,403
Town of Lake City	\$66,073



THE ASSESSOR DOES NOT SET ANY TAX LEVY

The Assessor is responsible for the discovery, listing, classifying, and valuing of all real and personal property. The Assessor is given the certified levies to create and deliver the tax roll to the Treasurer.

- County taxes are levied by the BOCC.
- Town taxes are levied by city officials.
- School District taxes are levied by the School Board.
- Special Districts taxes are levied by the board of directors for each district.
- Utilities are assessed by The Department of Property Taxation.

All property, except that specifically exempt by law, is subject to taxation, and it is the duty of the owner, by law, to assure the property is listed with the Assessor. All taxable personal property in your possession as of January 1<sup>st</sup> must be reported to the Assessor's office.

Actual value X Assessment Rate = Assessed Value  
Assessed Value X Mill Levy = Tax Bill  
Required revenues divided by total assessed value = Levy

ASSESSMENT RATES FOR 2025

Agricultural & Renewable Energy	27%
Multi-Family & Single Family Residential	
- LG	6.25%
- School	7.05%
All Other	27%

2025 TOTAL ASSESSED VALUES BY CLASS

Residential Schools:	\$43,625,190
Residential Local Government:	\$38,675,660
Industrial:	\$74,450
Agricultural:	\$1,050,270
Vacant Land:	\$16,563,640
State Assessed:	\$948,200
Exempt:	\$10,998,950
Commercial:	\$9,685,320
Nat Resources/Vacant Mining Claims:	\$847,780